



£185,000 Guide Price

Keppel Road, Scholes, Rotherham

Semi-Detached House | 4 Bedrooms

01709 912730



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# Step Inside

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## Key Features

- Ample Off Road Parking
- MUST BE VIEWED!
- Four Bedroom Family Home Set over Three Floors
- In Need of a little TLC whilst offering Huge Potential
- Spacious Open-plan Lounge Diner
- Fitted Kitchen
- Bathroom Benefitting from Both Bath & Shower
- Brick-Built Outouses
- Corner Plot Position with Wrap Around Enclosed Gardens

## Property Description

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A FABULOUS PROPERTY AWAITING YOUR VISION...RENOVATE OR EXTEND IT'S YOUR DECISION...!

Uflit are delighted to welcome to the market this four-bedroom semi-detached property occupying a large corner plot in need of a little tlc whilst offering huge potential.

## Main Particulars

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Located in the sought-after area of Scholes, close to local amenities, excellent transport links and schools. Briefly comprising of an entrance cloak room, spacious open plan lounge diner and fitted kitchen. To the first floor three ample sized bedrooms and a family bathroom benefitting from both bath and separate shower. The fourth bedroom commands the second floor. To the outside a delicate wall wraps around the property protecting lawned gardens, a driveway provides ample off-road parking and to the rear an enclosed garden with decked patio area. A fabulous addition is the brick-built outhouse currently used as a utility area and storage. Don't delay call Uflit today 01709 912 730.

Tenure: Freehold

**Hallway** w: 2.9m x l: 2.4m (w: 9' 6" x l: 7' 10")

Entering through a front facing glazed upvc door to a spacious hallway with carpeted stairs and understairs storage utilising space. Radiator, side facing upvc window and doors give access to the kitchen and lounge.

**Open Plan Lounge/Diner** w: 3.6m x l: 6.6m (w: 11' 10" x l: 21' 8")

A modern living area with a feature wall, carpeted flooring, rear and front facing upvc windows allow an abundance of light, bespoke spot lighting creates the mood and two radiators add warmth.

**Kitchen** w: 2.9m x l: 3.6m (w: 9' 6" x l: 11' 10")

A fitted kitchen with a range of wall and base units, complimentary work surface areas, tiled back panels and a counter top stainless steel bowl sink. Appliances to include an inset cooker and plumbing for further utilities. Front and side facing upvc windows allow light, spot lighting sets the mood, a radiator adds warmth, tiled flooring seamlessly flows throughout and a glazed upvc door opens to the adjoining out buildings.

**Out Houses**

An undercover passage way with front and rear facing glazed upvc doors, a latch door gives access to storage/ utility with further front and rear facing upvc windows.

### **Landing**

A carpeted offset landing with a front facing upvc window, radiator and doors give access to three bedrooms, family bathroom, second floor and storage cupboard.

### **Master bedroom** w: 3.7m x l: 3.7m (w: 12' 2" x l: 12' 2")

A double bedroom with rear facing upvc window, carpeted flooring and radiator. Sizes to maximum measurements.

### **Bedroom 2** w: 3m x l: 2.3m (w: 9' 10" x l: 7' 7")

A further double bedroom with rear facing upvc window, radiator and carpeted flooring.

### **Bedroom 3** w: 3.6m x l: 2.8m (w: 11' 10" x l: 9' 2")

An ample sized third bedroom with a quirky understairs recess utilising space, front facing upvc window, radiator and carpeted flooring. Sizes to maximum measurements.

### **Family Bathroom** w: 1.8m x l: 2.8m (w: 5' 11" x l: 9' 2")

Benefitting from both bath and shower comprising of a panelled bath, built-in shower, wash hand basin and a low level wc. Side facing upvc window, heated towel rail, partially tiled walls with feature tiling, contrasting tiled flooring and spot lighting.

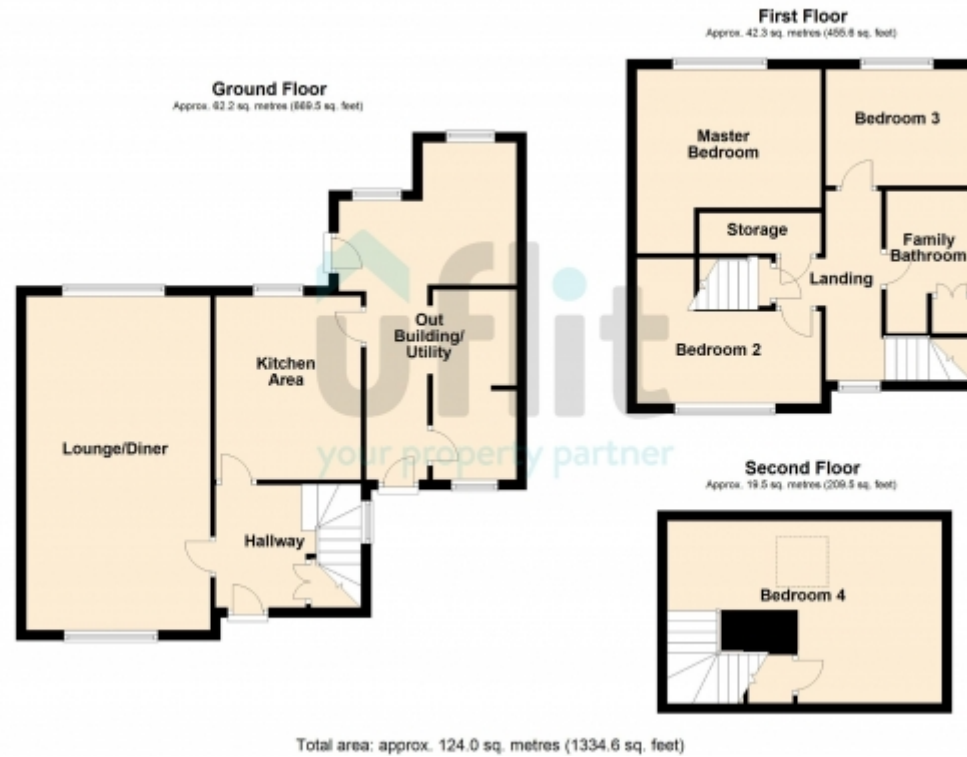
### **Bedroom 4** w: 5.4m x l: 3.6m (w: 17' 9" x l: 11' 10")

A carped spindled staircase leads to the fourth bedroom with further carpeted flooring, radiator, spot lighting, Velux window and an abundance of eaves and over stairs storage.

### **Outside**

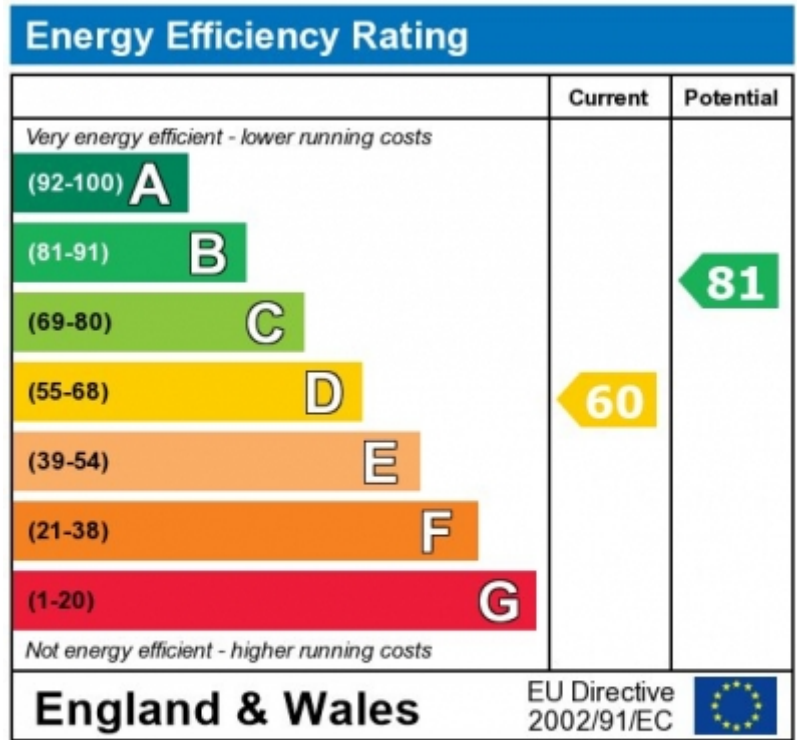
To the front of the property a delicate wall wraps around this corner plot, a driveway provides ample off-road parking and a large lawned garden. To the enclosed rear further lawned gardens lead to a decked patio with balustrades.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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