



£210,000

West Hill, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Extended Three Bedroom Family Home
- Beautifully Appointed Throughout
- Modern Spacious Lounge/ Diner
- Wrap Around Extended Breakfast Kitchen
- Downstairs Loosility
- Occupying an Elevated Position with Fabulous Views
- Landscaped Gardens not Overlooked
- Driveway Providing Off Road Parking
- Highly Desirable Location
- VIEWING HIGHLY ADVISED!

Property Description

A BEAUTIFUL EXAMPLE, THIS PROPERTY FITS THE BILL...TASTEFULLY EXTENDED ON WEST HILL....!

Uflit are delighted to welcome to the market this EXTENDED three bedroom semi-detached family home.

Main Particulars

A BEAUTIFUL EXAMPLE, THIS PROPERTY FITS THE BILL...TASTEFULLY EXTENDED ON WEST HILL....!

Uflit are delighted to welcome to the market this EXTENDED three bedroom semi-detached family home, commanding a elevated position with fabulous views, beautifully appointed throughout. The property boasts a warming entrance hall, spacious open plan lounge/ diner and a modern wrap around extended fitted kitchen with separate lootility. To the first floor three good sized bedrooms and a beautiful family bathroom. To the outside a driveway providing off-road parking and to the rear a landscaped garden awaits with patio area and low maintenance gardens all enclosed creating a fabulous entertaining area for the growing family whilst not overlooked. Located in the desirable area of Kimberworth close to local amenities, excellent transport links and schools. The property also benefits from a range of fitted blinds. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: B

Tenure: Freehold

Entrance hall

A glazed upvc door with glazed side panel invites you into a light and warming hallway, laminate flooring leads to carpeted stairs to the first-floor accommodation, radiator and side facing upvc window. Solid wood doors giving access to the open plan lounge/ diner, storage cupboard and the extended breakfast kitchen.

Open Plan Lounge/Diner w: 3.3m x l: 7.6m (w: 10' 10" x l: 24' 11")

The lounge benefits from modern laminate flooring flowing throughout and a front facing upvc bay window along with a rear facing upvc window allows an abundance of light whilst two radiators add warmth. A delicate arch gives a sense of separation to the dining area whilst retaining the open plan aspect where a recess to the chimney breast provides a feature.

Breakfast kitchen w: 4.1m x l: 3.8m (w: 13' 5" x l: 12' 6")

A modern wrap around kitchen featuring a range of wall and base units with complimentary worksurface areas, a composite counter top sank with designer tap and striking tiled back panels. Appliances to include a built-in double oven, electric hob, extractor fan, integrated fridge freezer and plumbing for further utilities. A rear facing upvc window allows light along with a rear facing upvc door giving access to the garden, vinyl flooring, radiator and a solid wood door to the lootility.

Lootility w: 2m x l: 1m (w: 6' 7" x l: 3' 3")

A fabulous addition comprising of a low level wc, floating wash hand basin, a worksurface area with plumbing for utilities, vinyl flooring and a front facing upvc window.

FIRST FLOOR:

Landing

A carpeted landing with a side facing upvc window, built-in storage cupboard with further solid wood doors giving access to three bedrooms, the family bathroom and a loft hatch with ladder to a partially boarded loft for additional storage.

Master bedroom w: 3.3m x l: 4.1m (w: 10' 10" x l: 13' 5")

A spacious bedroom with a range of fitted sliding wardrobes, carpeted flooring, radiator and a front facing upvc bay window.

Bedroom 2 w: 3.3m x l: 3.8m (w: 10' 10" x l: 12' 6")

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

Bedroom 3 w: 1.9m x l: 2.3m (w: 6' 3" x l: 7' 7")

An ample sized third bedroom with carpeted flooring, radiator and a front facing upvc window.

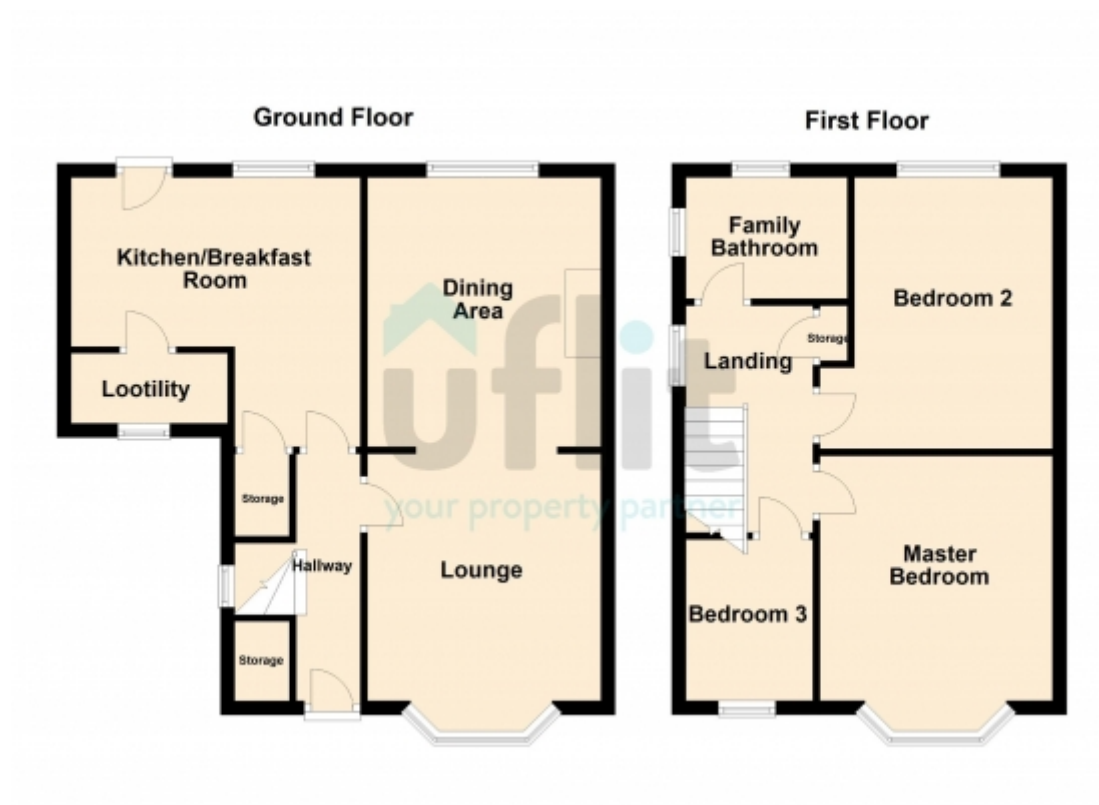
Family Bathroom w: 2.4m x l: 1.7m (w: 7' 10" x l: 5' 7")

A beautiful family bathroom comprising of a panelled bath with overhead double shower, vanity wash hand basin and a separate vanity wc. Fully tiled walls with feature borders and complementary tiled flooring, spot lighting, heated towel rail and a rear facing upvc window.

Outside

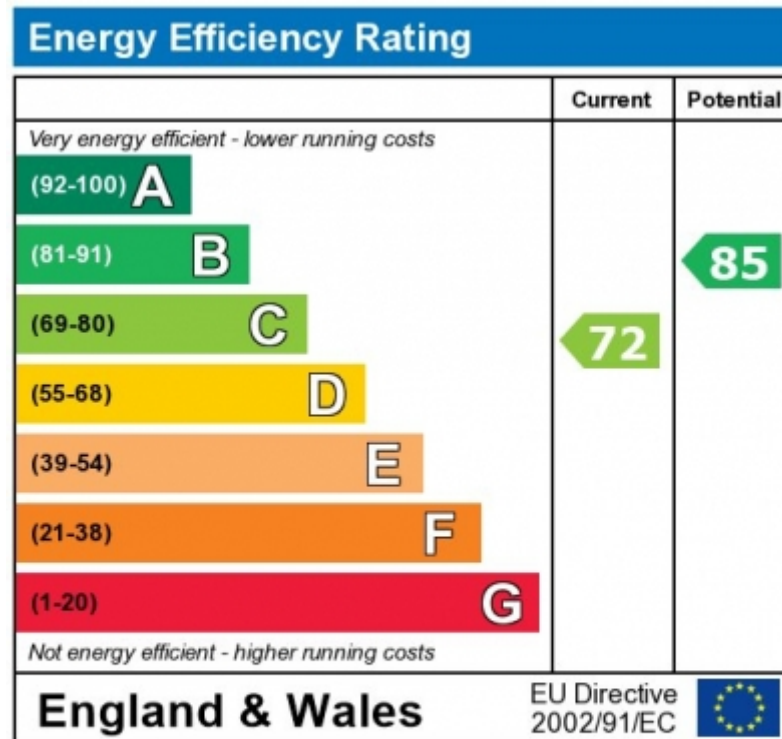
This property commands a prominent elevated position with a delicate walled frontage, protecting manicured low maintenance stone gardens with delicate borders and a driveway provides off-road parking. Gated access to the rear where a paved patio leads to a tiered low maintenance Astro turf garden with a further patio area creating a fabulous family entertaining area all enclosed.





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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