



Kynance Crescent, Brinsworth Rotherham S60 5EW

welcome to

Kynance Crescent, Brinsworth Rotherham

LOOKING TO DOWNSIZE? - Situated in this highly sought after location & being well placed to amenities & transport links is this beautiful semi detached bungalow. Boasting ample off road parking with enclosed garden. DON'T MISS OUT ON THIS OPPORTUNITY!



Entrance Hall

Having a front facing double glazed door.

Lounge

Having a front facing double glazed window.

Kitchen

Fitted with a series of wall & base units with worktops housing the sink & drainer. There is space & plumbing for a fridge/freezer, a washing machine & a dishwasher. Having a front facing double glazed window, built in storage & spotlights.

Inner Hall

Having a side facing double glazed door with access to the boarded out loft.

Bedroom One

Having a rear facing double glazed window & underfloor heating.

Bedroom Two

Having rear facing double glazed French doors.

Bathroom

Fitted with a bath & shower, a hand wash basin & WC. Having a built in storage cupboard.

Outside

To the front of the property is a pebbled area & driveway & garage providing off road parking for 3/4 cars.

To the rear is an enclosed lawned garden with patio area.



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welcome to

Kynance Crescent, Brinsworth Rotherham

- Two bedroom semi detached bungalow
- Spacious & well presented throughout - underfloor heating
- Located in a popular area
- Drive & garage providing ample off road parking
- Enclosed lawned garden & patio

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£210.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117575 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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