



## Westpit Hill

Brampton Brierlow, Rotherham, S63 6BP

Guide Price £160,000 - £170,000



- THREE BEDROOM SEMI DETACHED PROPERTY
- OFF ROAD PARKING WITH DRIVE AND GARAGE
- GENEROUS DIMENSIONS THROUGHOUT
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND B
- NO UPWARD CHAIN
- ENCLOSED WELL MAINTAINED REAR GARDEN
- CONSERVATORY
- GCH / DG
- EPC RATING TBC

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Nestled in the charming area of West Pit Hill, Brampton Brierlow, Rotherham, this beautifully presented three-bedroom semi-detached house offers a wonderful opportunity for both families and professionals alike. With no upward chain, this property is ready for you to move in and make it your own.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The generous dimensions throughout the home create a welcoming atmosphere, perfect for family gatherings or quiet evenings in. The property boasts two well-appointed bathrooms, ensuring convenience for all residents.

The heart of the home is complemented by a delightful conservatory, which invites natural light and offers a serene space to enjoy the views of the enclosed, well-maintained rear garden. This outdoor area is ideal for children to play or for hosting summer barbecues with friends and family.

For those with vehicles, the property features off-road parking with a drive and a garage, providing both security and ease of access.

Situated close to all local amenities, this home is perfectly positioned for a comfortable lifestyle. Additionally, its excellent commute location makes it an ideal choice for those who travel for work or leisure.

In summary, this semi-detached house in West Pit Hill is a fantastic opportunity, combining space, style, and convenience in a sought-after area. Do not miss the chance to view this lovely property and envision your future here.

## ENTRANCE HALL

Via a uPVC and glass front entrance door this opens into the welcoming entrance hall, ideal for coats and shoes, having stairs rising to first floor, carpet to floor, wall mounted radiator, uPVC window to the side elevation and door opening to the lounge.

## LOUNGE

13'5" x 13'9" (4.09m x 4.19m)

The light and airy living space is the ideal room to enjoy those family nights in, decorated in neutral tones with carpet to floor, aerial point in place, modern wall hung radiator, uPVC window to the front and doors leading to large storage cupboard as well as the kitchen/diner.

## KITCHEN DINER

11'1" x 16'5" (3.38m x 5.00m)

The real hub of the home is the kitchen/diner, having ample room for a dining table, a great space to entertain family and friends, having an array of wall and base units fitted in light oak, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, space for free standing cooker as well as space and for under counter fridge, partly carpeted leading to vinyl where the kitchen is for easy clean with splash back tiles, decorated in neutral tones, with ceiling spot lights, wall mounted radiator, door leading to utility room and further uPVC and glass sliding doors opening in to the conservatory.

## CONSERVATORY

7'1" x 7'1" (2.16m x 2.16m)

Great addition to this property is the conservatory with windows over looking the garden as well as uPVC door opening to the rear filling the space with natural light, having carpet to floor and wall mounted radiator, this would make a great second sitting area or used as further dining space, making a room you can use all year round.

## UTILITY ROOM

5'1" x 7'7" (1.55m x 2.31m)

Making house work more convenient, the utility room has work surface in place with space and plumbing for washing machine and dryer, having wood effect flooring, panelled walls, housing the property combi boiler and doors leading to downstairs shower room, storage area and access to garage as well as uPVC and glass door to rear garden.

## DOWNSTAIRS SHOWER ROOM

2'9" x 8'1" (0.84m x 2.46m)

Great addition to any busy household, this room comprises of double shower unit with splash back tiles for easy clean, low flush WC and wash hand basin, wall mounted radiator and neutral décor.

## GARAGE

8'1" x 15'8" (2.46m x 4.78m)

The garage provides extra off road secure parking or further storage room to this family home, you can gain access via the front from an up and over door or internally from the utility room, with power and lighting in place.

## LANDING

Landing have uPVC window to the side elevation, access to loft hatch and all doors leads to bedrooms and family bathroom.

## BEDROOM ONE

8'1" x 13'1" including wardobes (2.46m x 3.99m including wardobes)

Generous sized master bedroom with fitted wardrobes providing that extra storage we all crave, decorated in neutral tones, carpet to floor, wall mounted radiator and uPVC window to the rear finishes this space.

## BEDROOM TWO

7'6" x 8'0" (2.29m x 2.44m)

Further good sized double bedroom, lovely presented with carpet to floor, wall mounted radiator and uPVC window to the front.

## BEDROOM THREE

5'7" x 9'5" (1.70m x 2.87m)

Great single bedroom or ideal home office, this room is decorated in neutral tones, with carpet to floor, wall mounted radiator and uPVC window to the front.

## BATHROOM

5'0" x 7'7" (1.52m x 2.31m)

Perfect spot to relax and unwind, comprising of low flush WC, vanity unit with built in wash hand basin and bath, tiles to walls for easy clean, wall mounted radiator and uPVC frosted window to the rear.

## EXTERIOR

The front of the property offers ample off road secure parking, having a well maintained paved drive leading up to the garage, a side lawn adds colour to the front space, while steps then lead to front entrance door.

At the rear is a fully enclosed, wall maintained garden the whole family can enjoy, starting with a decked area ideal for seating during the warmer months, raised flower beds with plants provide a boarder that leads on to the lawn, an array of established plants, hedges and shrubs are to the side and rear boarder adding not only to the privacy but also to the beauty.

## Floorplan







## Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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