

Freehold

Guide Price: £200,000

Barber Balk House, Wortley Road,
Kimberworth, S611JJ



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HUGE POTENTIAL, HALF ACRE GROUNDS, EXTENSIVE GARDENS, SECLUDED LOCATION.

Occupying this little known location an original stone house which has been later significantly extended to create a partly modernised house of approximately 2200 square feet set within total grounds of approximately half an acre. With all mains services, extensive gardens and further parcel of land beyond the access lane the house has central heating, partial double glazing and garaging/storage to the grounds. Hugely versatile accommodation with potentially six bedrooms, two reception rooms, dining kitchen and bathroom this house offers endless possibilities within this somewhat secluded yet convenient location close to Rotherham, Sheffield and the M1 motorway.

ORIGINAL HOUSE

Entrance Hall With stairs rising to first floor.

Utility Room 3.09 x 3.15. With external door to the rear.

Reception Room 5.56 x 2.80. With front and rear aspects and stone fireplace.

Room 1 3.00 x 3.13.

Room 2 2.80 x 2.45. With hot and cold water and external door to the garage.

First Floor Landing

Shower Room 1.95 x 1.45. (Minimum measurements excluding over stairs area) With front aspect.

Bedroom 3.23 x 2.85. With rear aspect.

Bedroom 5.66 x 2.77. With front and rear aspects.

LATER EXTENSION

Entrance Porch

Entrance Hall With stairs rising to the first floor.

Lounge 7.57 x 4.07. A large living room with focal fire surround and patio doors opening to the side gardens.

Kitchen/Diner 7.21 x 4.00. (Maximum measurements)

An 'L' shaped room with a range of fitted units, sink unit and gas boiler.

First Floor Landing With former airing cupboard.

Bedroom (Minimum measurements excluding door recess)

With mirror door wardrobes and side aspect.

Bedroom 3.42 x 2.41. With built in wardrobe.

Bedroom 4.32 x 2.95. With front aspect and built in wardrobes.

Bedroom 3.09 x 2.28. With rear aspect and built in wardrobe.

Shower Room With wash basin and shower enclosure.

Separate WC

Outside Beautiful formal gardens of good extent to the side along with off road parking and garaging/storage to the opposite side. Further parcel of land opposite the house on the other side of the access lane. Total grounds of approximately half an acre.

Access/Directions The access lane that is unregistered and unadopted but is maintained by RMBC can be found on Kimberworth Park Road more or less opposite the junction with Barber Balk Road. Continue along the lane for approximately two hundred yards where the house is visible on the left and the parcel of land to the right.



- Detached house in unique location.
- Refurbishment/redevelopment opportunity.
- Half acre total grounds.
- All mains services.
- Access over unadopted lane.
- 2200 square feet.
- Lovely gardens, garaging/storage.
- Immediate vacant possession.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

