

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Brook Farm Mews

Wath-Upon-Dearne, Rotherham, S63 6PW

Guide Price £190,000 - £195,000



- THREE BEDROOM TERRACED PROPERTY
- PARTIALLY REWIRED
- NO UPWARD CHAIN
- EPC RATING: D

- LOCATED ON A QUAIN CUL-DE-SAC
- GOOD COMMUTE LOCATION
- CHARACTER FEATURES
- COUNCIL TAX BAND: C

Tel: 01709 894440

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A BREATH OF FRESH AIR! SITUATED IN THE POPULAR VILLAGE WATH UPON DEARNE SITS THIS SPECTACULAR, PICTURE PERFECT THREE BEDROOM TERRACED CHARACTER PROPERTY, BEAUTIFULLY PRESENTED THROUGHOUT WITH SPENDID VIEWS. The property is prominently set in a good commuter location with easy reach to the A1, Doncaster, Rotherham, and Barnsley.

Blending character with a present day contemporary finish, this sumptuous home, boasts both style and substance with a high specification throughout. The property hosts charming features with many benefits being partially rewired with brand new combi boiler and new carpet throughout.

This fabulous property boasts generous dimensions, a flexible layout, tasteful décor throughout, modern fixture and fittings and two bathrooms. Briefly comprising Living Area, Kitchen, Utility Room, Bathroom and three Bedrooms one with private Ensuite. Book now to avoid disappointment!



## LIVING AREA

16'9" x 13'1" (5.11m x 3.99m)

Stepping through a beautiful charcoal front entrance door, leads you into this captivating property. Greeted by a fresh and welcoming space, basking with exquisite décor, having three double glazed windows to the front and rear with spiral staircase leading up to the first floor landing. Perfect room to entertain family and friends, having newly laid carpet flooring with freshly painted walls and step rising to higher level having double glazed window to the front and wall mounted radiator with doors leading to Kitchen and Utility Room. The room hosts original beams bringing character to the property.

## KITCHEN

10'8" x 12'2" (3.25m x 3.71m)

You really appreciate the added benefits created by this brilliant, newly refurbished exquisite family kitchen, benefiting with high end appliances comprising of a wide range of grey wall and base units with complimentary work surface over, built in sink drainer with stainless steel mixer tap, integrated electric oven, four ring gas hob with extractor hood over, integrated fridge freezer, integrated dishwasher and brand new combi located in the corner unit. Stunning decor with laminate flooring, wall mounted radiator and double glazed windows to the front and rear of the property.

## UTILITY ROOM

3'5" x 6'1" (1.04m x 1.85m)

Handy addition to any busy family, having built in work space and space and plumbing for washing machine.

## FIRST FLOOR LANDING

Front facing feature arched window and with doors leading to the second bedroom/reception room and further stairs leading to the second floor.

## BEDROOM TWO/RECEPTION ROOM

12'2" x 20'8" narrowing to 14'2" (3.71m x 6.30m narrowing to 4.32m)

A generously sized room, with plenty of scope to use as you wish, that being a bedroom or second reception room, boasting fresh décor with newly laid carpet flooring, wall mounted radiator and double glazed windows overlooking the front and rear elevation. Further doors leading to Bedroom three and Family bathroom.

## BEDROOM THREE

10'9" x 7'1" (3.28m x 2.16m)

Here we have a third bedroom, comprising neutral décor, with wall mounted radiator, carpet flooring and double glazed window.

## BATHROOM

7'8" x 4'7" (2.34m x 1.40m)

A new elegant family bathroom, fitted with three piece suite. Comprising of panelled bath with shower over and glass screening, vanity unit with built in white ceramic sink, low flush WC, wall mounted radiator and frosted double glazed window.

## SECOND FLOOR LANDING

Neutral décor with carpet flooring and door leading into master bedroom.

## BEDROOM ONE

20'8" x 12'01" (6.30m x 3.68m)

A sumptuous master bedroom filled with natural light through the a stunning arch double glazed window to the front elevation and further two double glazed window looking out to the view of the beautiful surroundings. Having sensational décor with newly laid carpet flooring, wall mounted radiator and further door leading into the en-suite

## ENSUITE

6'6" x 4'04" (1.98m x 1.32m)

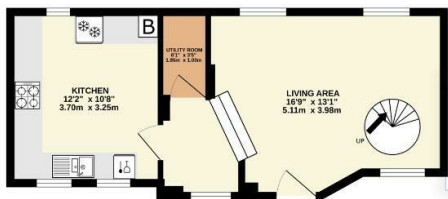
A generously sized shower room, comprising glass shower cubicle, vanity unit with built in white ceramic sink, low flush WC, wall mounted radiator and extractor fan in place.

## EXTERIOR

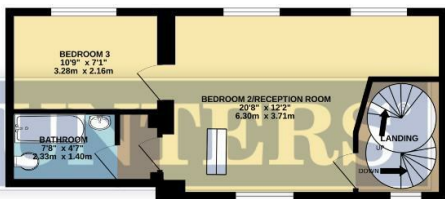
To the front has great kerb appeal. Having low maintenance garden area having pebbled area with slabbed pathway leading to front entrance door. Space for two vehicles at the front for parking.

Floorplan

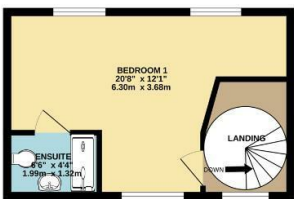
GROUND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR  
263 sq.ft. (24.4 sq.m.) approx.



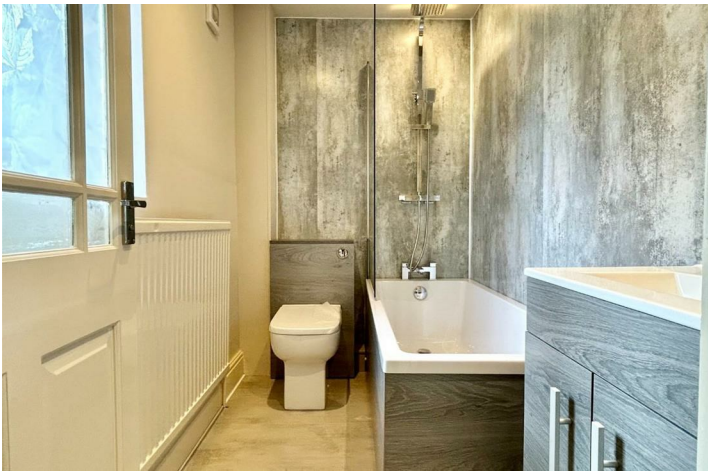
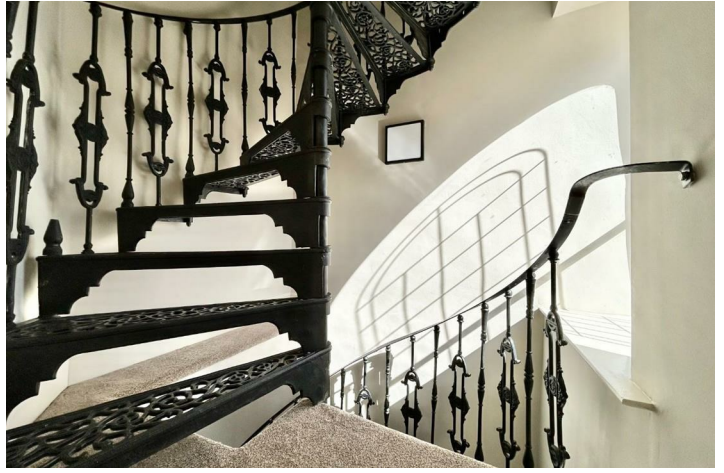
TOTAL FLOOR AREA : 1019 sq.ft. (94.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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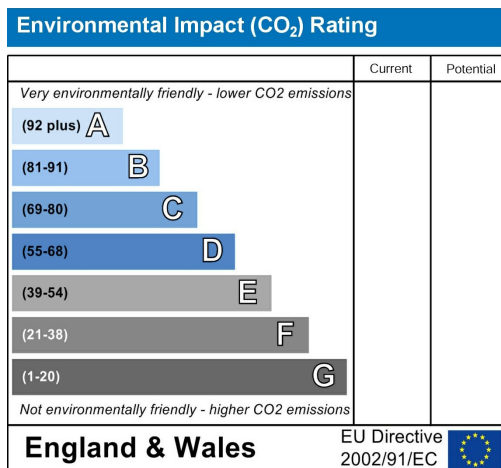
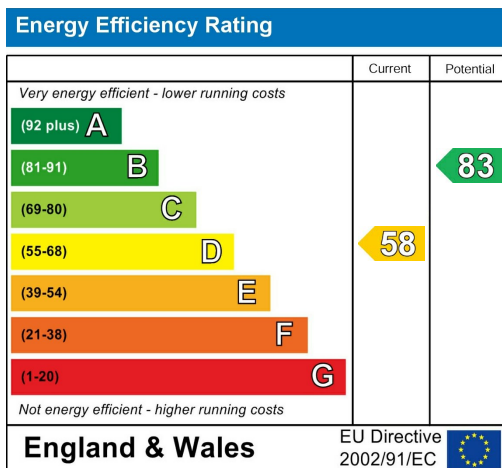








## Energy Efficiency Graph



## 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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