



14 Scholeys Wharf, Mexborough, S64 0FA

Asking Price £240,000

The superb Three Bedroom property benefits from an idealic position with views over the adjoining canal. With contemporary fittings throughout an early viewing is essential to fully appreciate. The Embankment is ideally located between Doncaster, Sheffield and Rotherham town centres with train links to Hull, East Coast and London. The development offers a tranquil and relaxing canal side atmosphere with many local countryside walks and nature reserves close by.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Mexborough

Mexborough is a town in the Metropolitan Borough of Doncaster in South Yorkshire, England. It lies on the estuary of the River Dearne, on the A6023 road, between Manvers and Denaby Main. Mexborough is located at the north eastern end of a dyke known as the Roman Ridge that is thought to have been constructed by the Brigantian tribes in the 1st century AD.

Entrance Hallway

Entrance composite and glazed front door with stairs leading to the first floor

Kitchen

Fully fitted kitchen with soft close doors and drawers, integrated stainless steel fan oven, electric hob, stainless steel extractor, integrated dishwasher, integrated fridge freezer, 1.1/2 bowl stainless steel sink and drainer, chrome mixer taps. low voltage down lighters to ceiling, under lit wall units.

Lounge / Dining Room 20'4" x 10'9" (6.20 x 3.30)

Stunning reception room with rear facing with french doors opening onto a composite decking area with glass balustrade enjoying canal side views

Ground Floor WC

With white contemporary sanitary ware

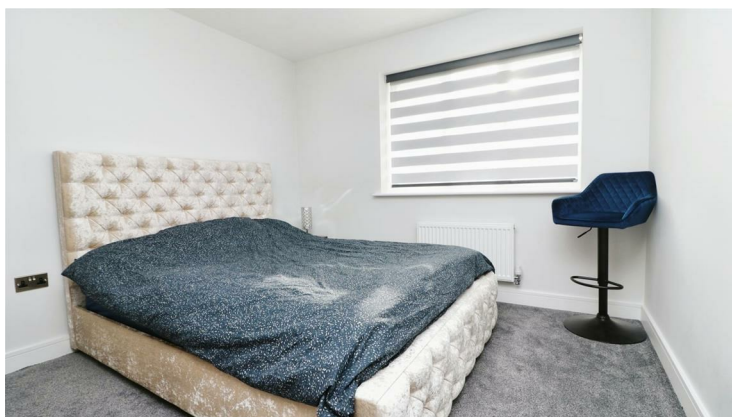
First Floor

Bedroom Two 10'5" x 10'2" (3.20 x 3.10)



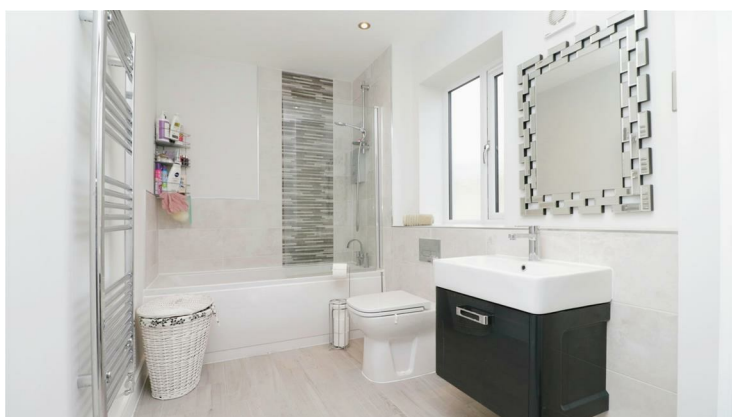
Rear facing with central heating radiator and uPVC window

Bedroom Three 10'5" x 10'2" (3.18 x 3.10)



Rear Facing with central heating radiator and uPVC window

Bathroom 9'10" x 6'2" (3.00 x 1.90)



Front facing with white contemporary sanitary ware, shower over bath, Glass bath screen, chrome heated towel rail, shaver socket, low voltage down lighters

Second Floor

Master Suite 20'0" x 10'9" (6.10 x 3.30)



Rear facing with central heating radiator, uPVC windows and velux window in the ceiling

En Suite

With white contemporary sanitary ware

External

Front and rear external lighting, Black composite and glazed front door, composite boarding to decking area with glass balustrade. 1.8m high fencing between the properties. This property has 2 car parking space

Material Information

Council Tax Band - C

Tenure - Freehold

Property Type - End Terrace

Construction Type - Standard

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Allocated Parking

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining .

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan



Area Map



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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