



19 Yearling Chase, Swinton, Mexborough, S64 8XA

**Asking Price £375,000**

Occupying a stunning position at the head of this cul de sac, is this executive four bedroom property. Enjoying adjacent open aspect, the property ticks most boxes, with the property enjoying three separate reception rooms, spacious breakfasting kitchen and en suite to master bedroom. Ideally situated to be within walking distances of the amenities within Swinton and the countryside walks on the racecourse. An early viewing is essential to appreciate the standards on offer.



## Merryweathers

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## Swinton

Swinton is a suburban town within the Metropolitan Borough of Rotherham, in South Yorkshire, England on part of the west bank of the River Don. The town was once a centre for the manufacture of ceramics of international importance, and deep coal mining, glassmaking, canal barge-building and engineering. It is known as the site of the Rockingham Pottery, a world-renowned manufacturer of porcelain, although the factory closed in 1842.

## Entrance Hallway

With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation.

## Downstairs Cloakroom



With a suite comprising of a pedestal hand wash basin and low flush WC. With central heating radiator.

## Lounge 18'9" x 11'6" (5.72m x 3.53m)



With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal

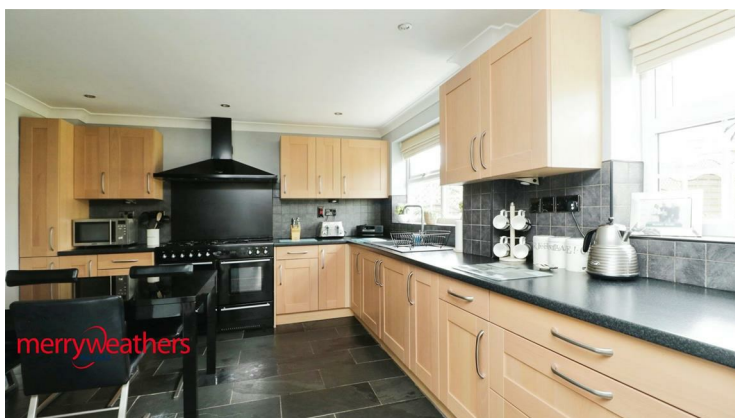
point of the room being the decorative fireplace with living flame gas fire inset.

## Dining Room 17'1" x 7'10" (5.23m x 2.39m)



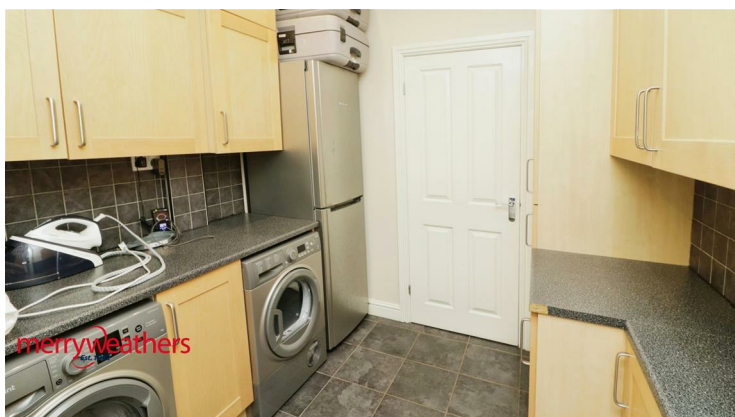
With a front facing upvc window, central heating radiator and useful storage cupboard.

## Breakfasting Kitchen 23'9" x 11'8" (7.24m x 3.58m)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities to include a range cooker with gas hob and extractor hood above. With rear facing UPVC double glazed French doors entering the rear garden and central heating radiator. With access to the sunroom.

## Utility Room



A range of wall and base units with space and plumbing for an automatic washing machine and access to the garage.



## Sun Lounge



With rear and side facing upvc windows and central heating radiator, with access to the utility room

## Bedroom 9'6" x 8'11" (2.92m x 2.74m)



With double glazed window, central heating radiator and storage cupboard hosting the hot water tank.

## Master Bedroom 14'4" x 12'0" (4.37m x 3.66m)



With front facing upvc window, central heating radiator and access to the en suite.

## Bedroom 8'9" x 9'4" (2.69m x 2.87m)



With double glazed window and central heating radiator.

## En Suite



With a three piece suite comprising of a walk in shower with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

## Bedroom 10'5" x 8'9" (3.18m x 2.67m)



Currently utilised as an office with double glazed window and central heating radiator.

## Bathroom

Hosting a three piece suite comprising of a paneled bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

## Garage

Single garage secured by an up and over garage door, hosting power and lighting.

## External



Occupying a superb corner plot adjoining open aspect, with driveway providing off road parking for a number of vehicles. With immaculately maintained laid to lawn gardens, to the rear there are patio areas and well stocked borders.

### Material Information

Council Tax Band - E

Tenure - Freehold

Property Type - Detached

Construction Type - Brick built

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 - Driveway

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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