



13 Clarence Street, Wath-Upon-Dearne, Rotherham, S63 6RE

Asking Price £90,000

Offered to the open market with no vendor chain is this perfect first step on the property ladder. Alternatively offering attractive rental yield and benefiting from spacious bedrooms, there are separate reception rooms and enclosed rear garden. With pleasant aspect to the front and in catchment for well regarded local schooling both primary and secondary, an early viewing is thoroughly recommended.

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.

Wath Upon Dearne

Wath upon Dearne (also known as Wath-on-Deerne or simply Wath) is a small town on the south side of the Dearne Valley in the historic county of the West Riding of Yorkshire and the Metropolitan Borough of Rotherham, South Yorkshire, England, lying 5 miles (8 km) north of Rotherham, almost midway between Barnsley and Doncaster. Wath can trace its existence back to Norman times, having an entry in the Domesday Book as Wad and Waith.

Lounge 12'11" x 12'0" (3.94 x 3.66)



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

Dining Room 15'0" x 12'4" (4.58 x 3.77)



With rear facing upvc french doors entering the enclosed garden, central heating radiator and cellar access

Kitchen 10'2" x 8'1" (3.11 x 2.47)



Set beneath the side 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 space and plumbing for an automatic washing machine and access to the rear lobby.

Rear lobby

With entrance door and access to the family bathroom.

Bathroom



Hosting a four piece suite comprising of a panelled bath with separate shower cubicle, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Master Bedroom 13'1" x 11'7" (3.99 x 3.54)



With a front facing upvc window and central heating radiator.

Bedroom Two 10'11" x 12'2" (3.33 x 3.73)



With a rear facing upvc window and central heating radiator.

Bedroom Three 8'9" x 10'1" (2.68 x 3.08)



With rear facing upvc window, central heating radiator and storage hosting the combination gas boiler.

External

To the front of the property is a pleasant outlook, with an open aspect, whilst to the rear is an enclosed rear paved garden.

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - End Terrace

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 - On Road

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.

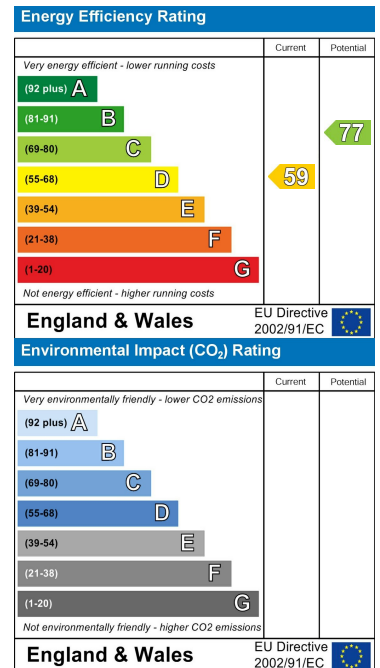
Floor Plan



Area Map



Energy Efficiency Graph



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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