

25 Mount Pleasant Road, Wath-Upon-Dearne, Rotherham, South Yorkshire, S63 7JE

Offers In Excess Of £195,000

Situated to be within catchment of highly regarded local schooling is this traditional three bedroom semi detached property. Ideally suiting the family purchaser, the property is offered with secure off road parking for more than one vehicle and impressive laid to lawn rear gardens. Having been upgraded by the current vendor, including a recent central heating boiler an early inspection 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.

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Semi 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.

Entrance Hallway



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

Lounge 13'5" x 11'10" (4.09 x 3.62)



With a rear facing upvc window, central heating radiator and decorative coving to the ceiling.

Dining Kitchen 9'9" x 16'8" (2.99 x 5.10)



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 and extractor hood above. With front and rear facing UPVC double glazed windows and fitted storage.

Bedroom One 13'6" x 13'5" (4.12m x 4.11m)



With a rear facing upvc window and central heating radiator.

Bedroom Two 13'5" x 10'8" (4.11m x 3.26m)



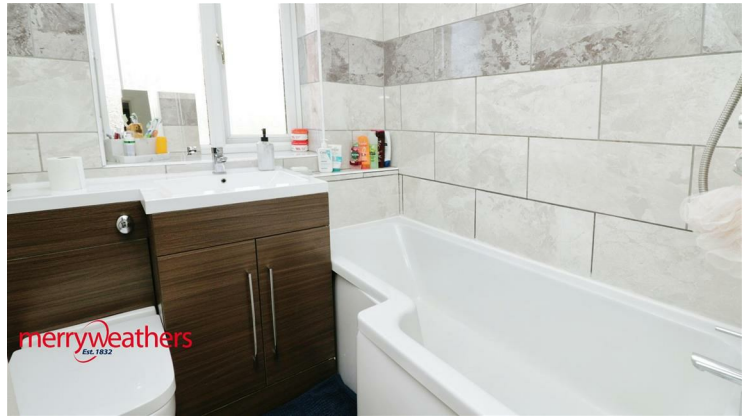
With a rear facing upvc window and central heating radiator.

Bedroom Three 7'11" x 8'11" (2.42 x 2.74)



With a front facing upvc window and central heating radiator.

Bathroom

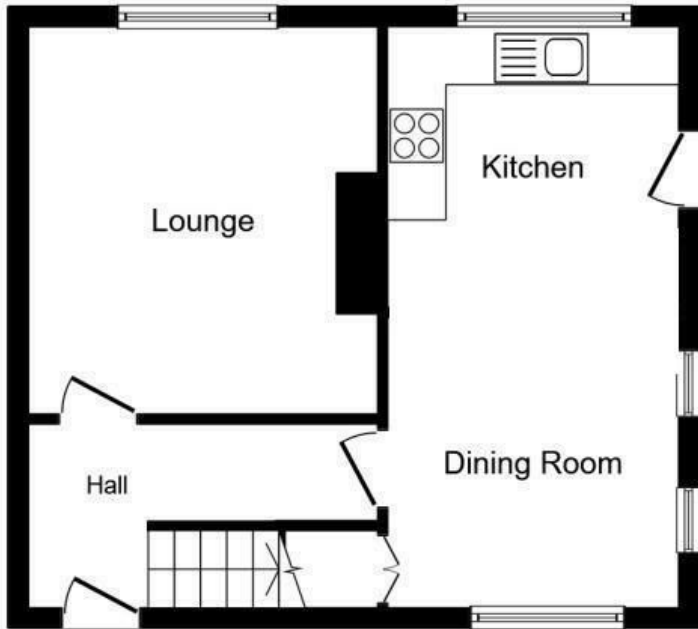


Hosting a three piece suite comprising of a panelled bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

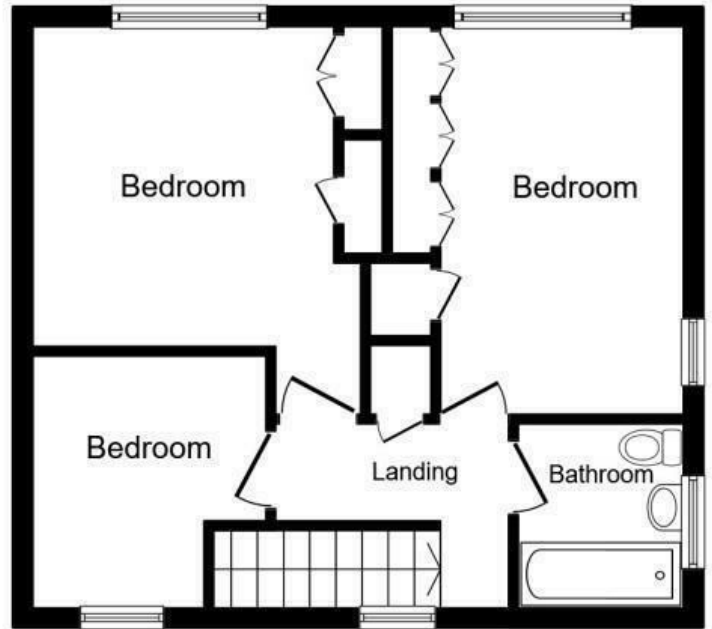
External

To the front of the property is an impressive driveway providing off road parking for more than one vehicle, secured by electronically operated gates. To the side there are two brick built storage areas, plus an external WC. To the rear there is a covered patio area which in turn leads to a laid to lawn garden, with brick built shed to the rear.

Floor Plan



Ground Floor



First Floor

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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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