



17 Woodland View, Mexborough, S64 0HD

Offers In Excess Of £275,000

Having undergone a complete renovation and offered with exemplary standards within is this extended three bedroom property. Set within grounds of good extent enjoying a corner plot, the property enjoys modern standards throughout. With kitchen and bathrooms being recently updated, there are a choice of reception rooms and sizeable bedrooms. An early inspection is thoroughly recommended. **SOLD WITH NO ONWARD VENDOR CHAIN.**

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.

Material Information

Council Tax Band - C

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.

Premium Conveyancing

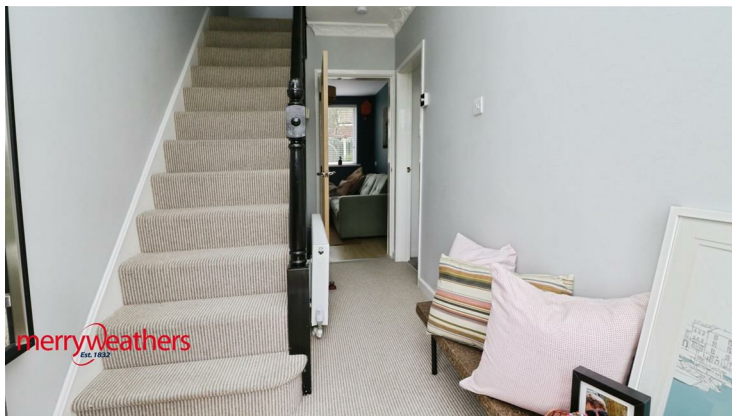
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

Entrance Hallway



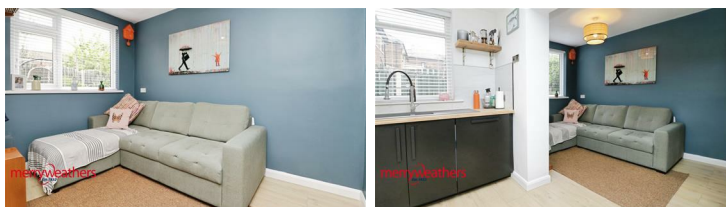
With a front facing entrance door, central heating radiator and stairs rising to the first floor accommodation.

Kitchen 23'7" x 16'11" (at best) (7.21 x 5.18m (at best))



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with double eye level ovens with induction hob with extractor above. Over looking the enclosed front garden there are large sliding patio doors allowing natural light to flood in.

Snug



With rear facing upvc window, providing an ideal reading den.

Dining Lounge 12'2" x 26'4" (3.71 x 8.04m)



This stunning dual aspect reception room, with front facing upvc bay window and central heating radiator. To the rear is a dining area, with upvc entrance door, window and central heating radiator.

Downstairs WC



With low flush WC and wash hand basin

Principal Bedroom 14'11" x 10'7" (4.57 x 3.25m)



With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Two 11'3" x 10'6" (3.43 x 3.21m)



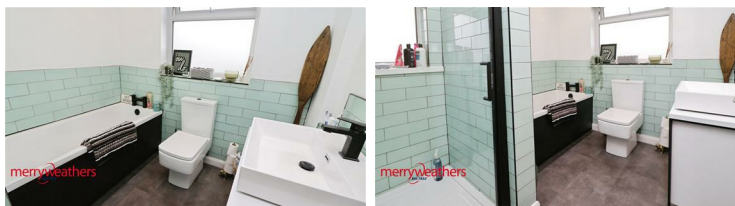
With a rear upvc window and central heating radiator.

Bedroom Three 7'6" x 9'8" (2.30 x 2.97m)



Spacious third bedroom, currently utilised as an office, with upvc glazing and central heating radiator.

Bathroom



Stunning four piece suite, with panelled bath, separate shower cubicle, wash hand basing and low flush wc. With attractive tiling, central heating radiator and opaque window.

Garage

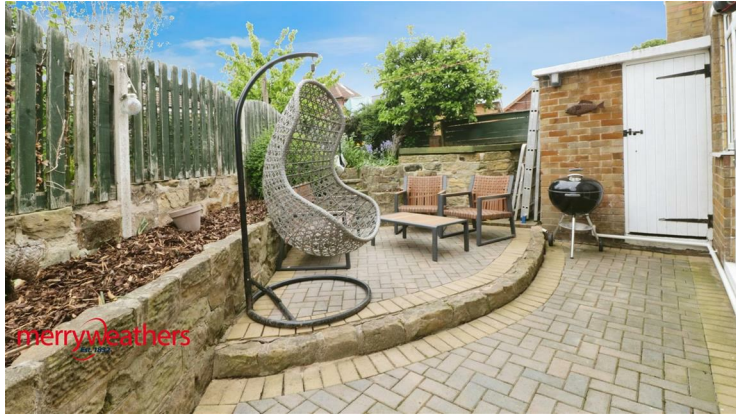
Offering ample storage, secured by an up and over garage door with power and lighting.

External Storage



Hosting a wash hand basin, with space and plumbing for an automatic washing machine.

External



The majority of the formal gardens are to the front, with private hedging hosting a variety of fruit trees. To the side is vehicle access to the driveway which precedes the garage which offers additional parking, whilst to the rear is a low maintenance paved garden.

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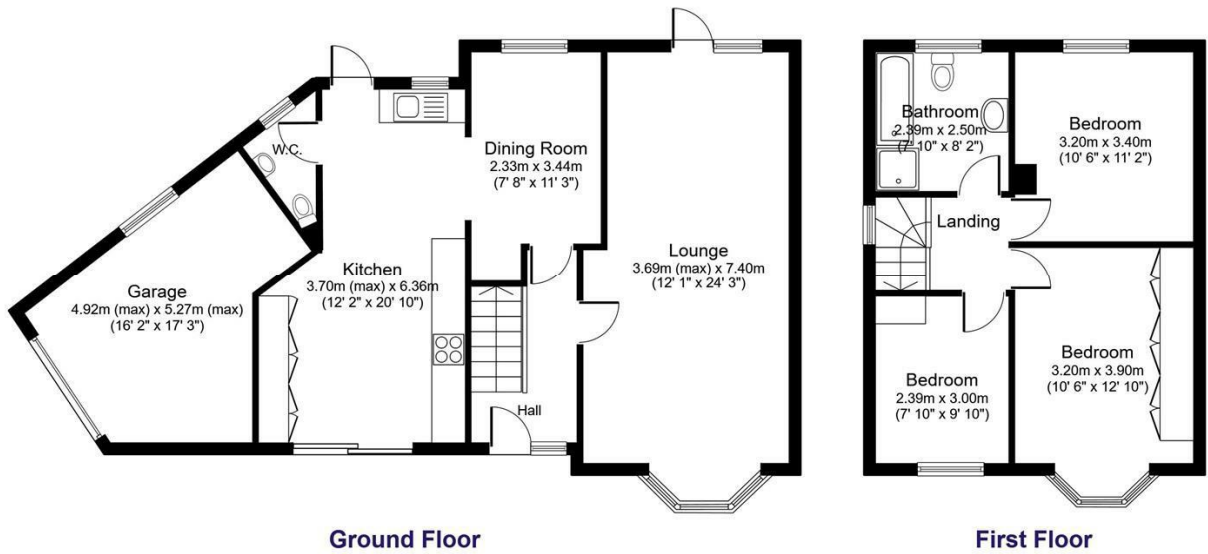


Fully boarded providing storage or office space.

Floor Plan

17 Woodland View, MEXBOROUGH, S64 0HD

Total floor area 107.9 sq.m. (1,162 sq.ft.) approx (Excluding Garage)



Floor plans are for identification purposes only. All measurements are approximate.

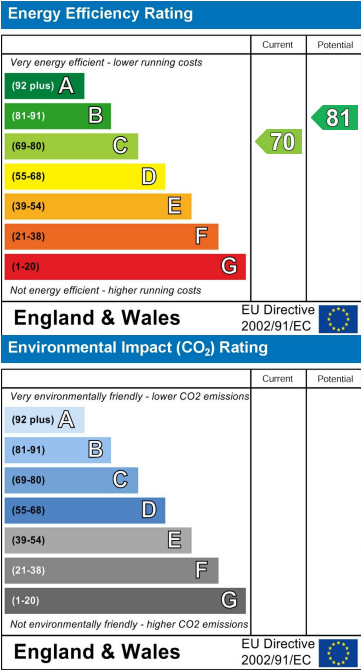
Created using Vision Publisher™

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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