



2 Highfield Grove, Wath-Upon-Deane, Rotherham, S63 6BQ

**Guide Price £180,000**

\*\*\* GUIDE PRICE £180,000 - £185,000 \*\*\*

Situated upon this no through road, within this popular location is this traditional three bedroom semi detached property. Enjoying a corner plot which hosts a driveway with garage and enclosed rear gardens to the rear. The kitchen benefits from an extension providing a breakfasting area with the property within catchment for well regarded local schooling proving an ideal purchase for the family buyer.



## Merryweathers

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## 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 - B

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 upvc entrance door, central heating radiator and stairs rising to the first floor accommodation and useful under stair storage.

## Lounge 12'11" x 13'3" (3.95 x 4.04m)



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 (Capped off)

## Dining Room 10'11" x 14'7" (3.34 x 4.46m)



With a rear facing upvc 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.

### **Extended Kitchen 8'5" x 17'7" (2.59 x 5.37m)**



Set beneath the side facing UPVC double glazed window and incorporated into the roll edge work surface is a 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 dish washer. There is room for a dining table with upvc glazed window overlooking the well appointed rear garden.

### **Principal Bedroom 10'11" x 12'11" (3.33 x 3.95m)**

With front facing upvc window and central heating radiator.

### **Bedroom Two 11'1" x 11'1" (3.38 x 3.38)**



With rear facing upvc window and central heating radiator.

### **Bedroom Three 7'11" x 5'6" (2.43 x 1.70m)**

With front facing upvc window fitted wardrobe and central heating radiator.

### **Bathroom**



Hosting a two piece suite comprising of a panelled bath with electric shower above and pedestal hand wash basin. With central heating radiator and opaque double glazed window.

### **Separate WC**

With low flush WC and opaque window.

### **Garage**

The single prefabricated garage hosts an up and over garage door and rear courtesy door.

### **External**

To the front of the property is a driveway providing off road parking, with gated access to the rear. There are well appointed laid to lawn gardens with borders and Summer House to the bottom of the garden.

Floor Plan

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.

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Energy Efficiency Graph

