



2 Dryden Road, Wath-Upon-Dearne, Rotherham, S63 6EG

**Asking Price £125,000**

Situated within this ever popular area of West Melton is this traditional semi detached property offered with no onward vendor chain. Providing an ideal purchase for the first time buyer or investor alike offering the potential for improvement. With driveway providing off road parking there are private gardens to the rear, placed to be within easy reach of the comprehensive amenities within Wath and Cortonwood.



## 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

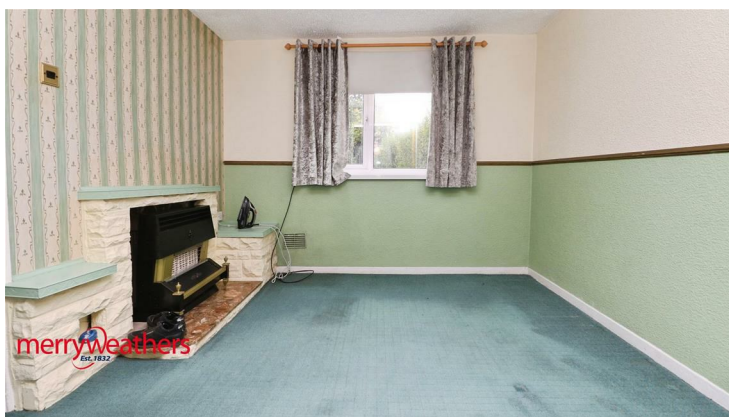
With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation with useful under stair storage.

## Lounge 12'5" x 12'5" (3.81 x 3.79m)



With a front facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace

## Dining Room 9'6" x 9'11" (2.90 x 3.03m)



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

## Kitchen 8'2" x 8'5" (at best) (2.51 x 2.59m (at best))



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 and central heating radiator with side entrance door.



### Bedroom One 12'6" x 12'4" (3.82 x 3.77m)



With a front facing upvc window and central heating radiator.

### Bedroom Two 9'6" x 12'3" (2.90 x 3.75)



With a rear facing upvc window and central heating radiator. With fitted storage hosting central heating boiler.

### Bedroom Three 8'1" x 8'3" (2.47 x 2.54m)



With a front facing upvc window and central heating radiator.

### Shower Room



With a three piece suite comprising of a walk in shower with thermostatic 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 a driveway providing off road parking, with laid to lawn garden. To the rear are two outbuildings, hosting power, with laid to lawn gardens.



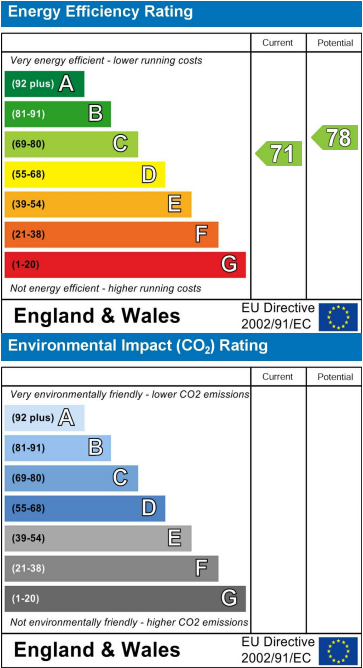
Floor Plan



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

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