

Park Row



Firth Road, Wath-Up-on-Deerne, Rotherham, S63 6AL

Offers Over £125,000



****OFF STREET PARKING**NO ONWARDS CHAIN**** Situated in Wath-Up-on-Deerne, this semi-detached property briefly comprises: Lounge, Dining Room and Kitchen. To the First Floor are two bedrooms, a Bathroom and Shower Room. To the Second Floor is a further bedroom. Externally, the property has a front court yard and an enclosed rear garden. Option for all contents / furniture to be included (subject to negotiation). **VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



GROUND FLOOR ACCOMMODATION

Entrance

UPVC door with top section having double glazed frosted panel to front elevation leading into:

Lounge

12'9" x 12'7" (3.89m x 3.85m)



UPVC double glazed window to front elevation, television and telephone points and central heating radiator. Door leading off past stairs to First Floor Accommodation with handrails. Further door leading into:



Dining Room

12'6" x 12'3" (3.82m x 3.75m)



UPVC double glazed window to side elevation, central heating radiator and door to downstairs storage cupboard. Double aperture flowing into:

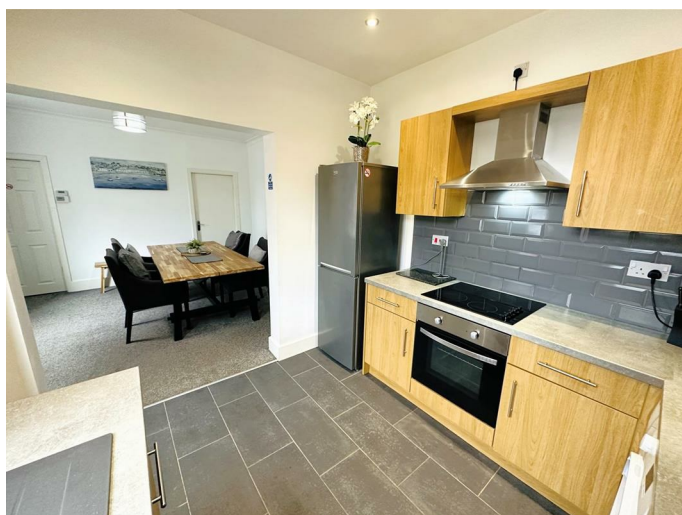


Kitchen

9'8" x 9'4" (2.95m x 2.86m)



Range of wood grain effect base and wall units with brushed chrome T-bar handles. Single bowl granite effect sink and drainer with chrome mixer tap over set into granite effect laminate work surface with bevelled edge brick tiled splashback. Integrated appliances include: brushed steel electric oven, four ring ceramic hob, brushed steel electric extractor fan over benefiting from downlighting and dishwasher. Plumbing for washing machine and 'Ideal' central heating boiler. UPVC door with top section having double glazed frosted panel and uPVC double glazed window to side elevation. Tiled flooring.

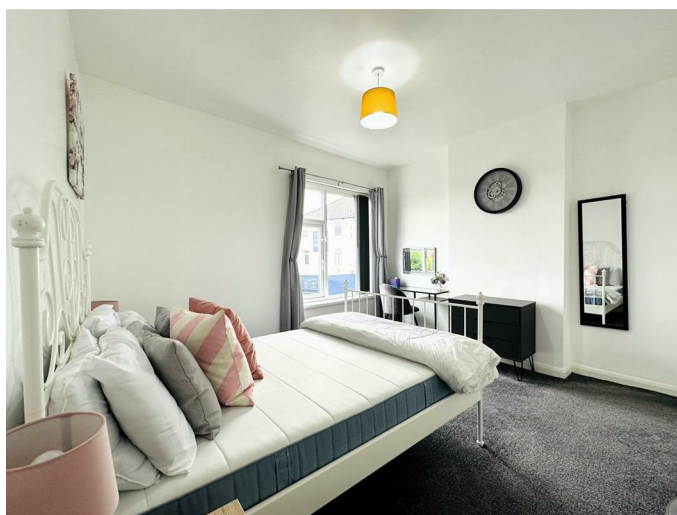


Bedroom One

12'8" x 12'4" (3.87m x 3.77m)



UPVC double glazed window to front elevation and central heating radiator.



FIRST FLOOR ACCOMMODATION

Landing

Central heating radiator and door to Second Floor Accommodation. Doors leading off.

Bedroom Three

9'4" x 8'10" (2.86m x 2.70m)



UPVC double glazed window to side elevation and central heating radiator.



Bathroom

9'6" x 4'11" (2.91m x 1.51m)



White panel bath with chrome mixer tap over. White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over set into white high gloss vanity unit with chrome handles. Tiled on all walls to ceiling height as well as floor. Contemporary wall mounted central heating radiator with centre mirror section. Further mirror over wash hand basin with lighting, extractor fan and uPVC double glazed frosted window to side elevation.

Shower Room

6'9" x 4'2" (2.06m x 1.28m)



Shower cubicle with chrome trimmed sliding doors, chrome shower and further fixed head shower over. White low flush w.c with chrome fittings and white corner wash hand basin with chrome mixer tap over set into white high gloss vanity with chrome handles. Mirror with in built lighting and the room is tiled on all walls to ceiling height as well as floor. Extractor fan, contemporary wall mounted central heating radiator with centre mirror section.

SECOND FLOOR ACCOMMODATION

Bedroom Two

14'5" x 12'5" (4.41m x 3.80m)



Doors into eaves storage, uPVC double glazed window to side elevation, timber framed double glazed 'Velux' skylight window to rear elevation with built-in blind and central heating radiator.



EXTERNAL

Front



Tarmacked forecourt area.

Rear



Flagged forecourt area and timber pedestrian access gates.



HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: Rotherham Metropolitan Borough Council

Tax Banding: TBC

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

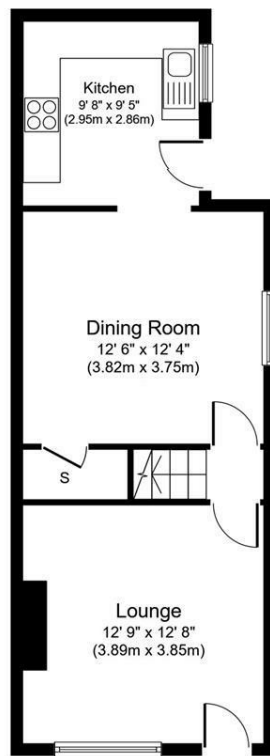
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

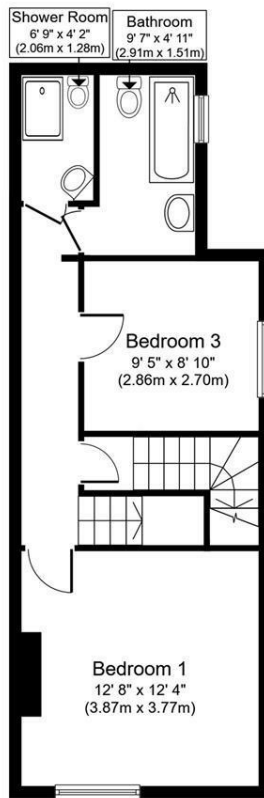
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
454 sq. ft.
(42.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

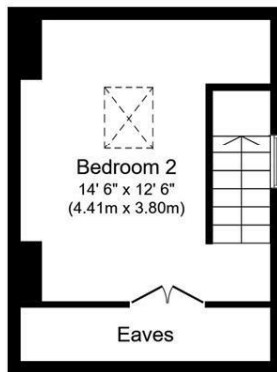
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First Floor
Approximate Floor Area
453 sq. ft.
(42.1 sq. m.)

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Second Floor
Approximate Floor Area
189 sq. ft.
(17.5 sq. m.)

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T 01757 241124
W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS
selby@parkrow.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
92-94% A		92-94% A	
81-91% B		81-91% B	
69-80% C		69-80% C	
55-68% D		55-68% D	
39-54% E		39-54% E	
29-38% F		29-38% F	
13-28% G		13-28% G	
All energy efficient - higher ranking costs		All environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC
	80		76
	50		42