



2 Hollowgate Avenue, Wath-Upon-Dearne, Rotherham, S63 6DT

Offers Around £129,950

Offered to the market with no vendor chain is this end terrace in the popular location of Wath Upon Dearne with convenient access to local amenities. The property is presented to a high standard throughout and offers Three bedrooms, Lounge, Kitchen and gardens to the front and rear.

The Property is ideal for first time buyers or investors looking to expand there property portfolio. For further information on the property or to arrange a viewing please contact Merryweathers Barnsley on 01226 730850

Lounge 11'9" x 12'3" (3.59 x 3.74)



With a front facing UPVC window, central heating radiator and the focal point of the room being the decorative fireplace with electric fire inset.

Kitchen 12'4" x 12'9" (3.76 x 3.91)



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 space and plumbing for an automatic washing machine, With central heating radiator and wall mounted boiler.

Master Bedroom 12'3" x 11'8" (3.74 x 3.58)



With a front facing UPVC window, central heating radiator and handy built in storage cupboard. The room is decorated tastefully with carpet to the flooring.

Second Bedroom 12'3" x 10'11" (3.74 x 3.35)



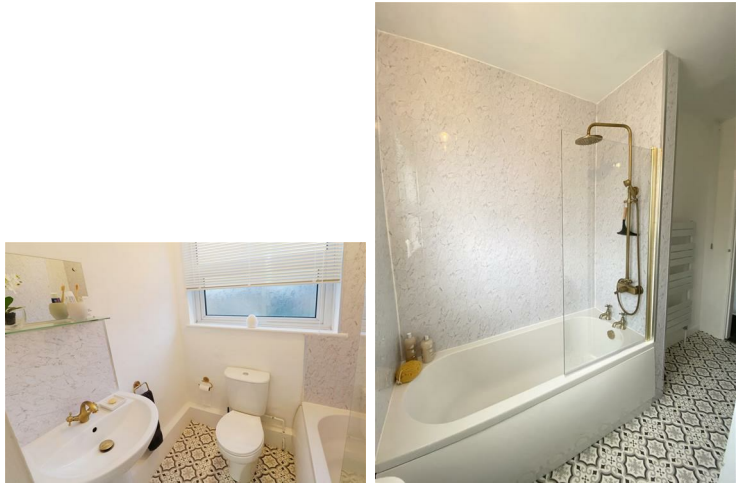
With a side facing UPVC window and central heating radiator. The room is of double size located in the attic.

Third Bedroom 6'11" x 10'1" (2.12 x 3.08)



With a rear facing UPVC window and central heating radiator.

Bathroom 5'7" x 10'0" (1.71 x 3.05)



With a three piece suite comprising of a 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 a small yard. To the rear of the property is a laid to lawn garden with patio area.

Material Information

Council Tax Band: A
Tenure: Freehold
Property Type: End Terrace
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: On Street

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 convincing solicitor.

Floor Plan

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 (CO ₂) 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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