



14 Norton Road, Wath-Upon-Dearne, Rotherham, S63 6QD

£950 Per Month

**** UNEXPECTEDLY BACK ON THE MARKET ****

This neutrally decorated three-bedroom semi-detached house is To Let in Wath-upon-Dearne, Rotherham. The property offers one reception room and a bathroom, providing a practical layout suited to a range of tenants. An EPC rating of D and Council Tax band B apply. The area is served by a choice of primary and secondary schools within the wider Wath and Dearne Valley locality, along with leisure facilities and cafés on and around the high street. This three-bedroom semi-detached house To Let represents a straightforward, neutrally presented rental option in a convenient South Yorkshire location.

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.

Tenancy Information

Rent: £950

Deposit: £1096

Holding Deposit: £219

EPC Rating: D

Council Tax Band: B

Property Type: Semi Detached

Tenure: Freehold

Parking Type: Driveway

Restrictions: N/A

Construction Type: Brick

Heating Type: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Gas Type: Mains

Electricity Supply: Mains

Building Safety: N/A

Rights and Easements: N/A

Flooding: Low

All tenants are advised to visit the Government website to gain information on flood risk.

<https://check-for-flooding.service.gov.uk/find-location>

Mobile/Broadband Coverage: All tenants 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>

Planning Permissions: N/A

Accessibility Features: N/A

Coal Mining Area: South Yorkshire is a coal mining area

All tenants 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>

Entrance Hallway

With a front facing upvc entrance door, central heating

radiator and stairs rising to the first floor accommodation.

Lounge Diner 11'2" x 23'10" (3.41 x 7.27m)



Dual aspect room with a front facing upvc window and window to the rear overlooking the garden,, central heating radiator and the focal point of the room being the decorative fireplace with electric fire inset.

Kitchen 8'11" x 8'2" (2.74 x 2.49m)



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 cooking facilities to include an electric hob with electric oven and integrated microwave. There is a useful pantry area and side facing entrance door.

Master Bedroom 12'4" x 10'7" (3.77 x 3.24)



With a front facing upvc window and central heating radiator.

Bedroom Two 11'2" x 10'2" (3.41 x 3.11m)



With a rear facing upvc window and central heating radiator.

Bedroom Three 6'5" x 6'11" (1.98 x 2.12m)



With a front facing upvc window and central heating radiator

Bathroom



Hosting a three piece suite comprising of a panelled bath 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, whilst to the rear are attractive family friendly gardens.

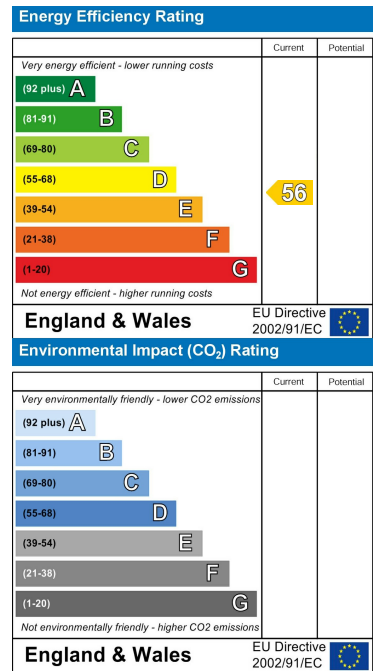
Floor Plan



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

www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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