



Skylark View

Wath-Upon_Dearne, Rotherham, S63 6FG

Offers In The Region Of £240,000 -
£240,000

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- THREE BEDROOM TERRACED PROPERTY
- SOUGHT AFTER LOCATION
- SPLENDID DECOR
- TWO BATHROOMS WITH DOWNSTAIRS WC
- EPC RATING: C
- DETACHED GARAGE
- OPEN PLAN LIVING
- BEAUTIFUL ENCLOSED REAR GARDEN
- FREEHOLD
- COUNCIL TAX BAND: C

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Nestled in the sought-after estate of Manvers, Skylark View in Wath-Upon-Dearne, Rotherham, presents a splendid opportunity for families seeking a beautifully presented three-bedroom terrace house. This property is tastefully designed, showcasing exquisite decor and modern fixtures throughout, ensuring a comfortable and stylish living environment.

The generous dimensions of the home provide ample space for relaxation and entertainment. The heart of the house is undoubtedly the stunning open-plan living area, perfect for family gatherings and social occasions. Additionally, the property features a convenient downstairs WC, and three well-proportioned bedrooms, including one with an en suite bathroom, alongside a family bathroom.

Outside, the large, well-maintained garden offers a delightful space for children to play and for hosting summer gatherings with family and friends. The secure off-road parking adds to the convenience of this lovely home with extra parking space around the rear.

Situated close to local amenities and surrounded by reputable schools, this property benefits from excellent public transport links and easy access to the A1 and M1 motorways, making it an ideal location for commuting.

This remarkable home is not to be missed. Call now to arrange a viewing and seize the opportunity to make this your new family residence!

LIVING AREA

12'8" x 29'8" (3.86m x 9.04m)

Through a composite door step into the wow factor to this family home. Being a well designed open plan living area, spanning a large length of the property giving plenty of space to entertain family and friends. Kitchen area benefiting an array of grey wall and base units providing plenty of storage with complimentary work surface over. Comprises of sink, drainer and matching mixer tap, integrated dish washer, built in oven and microwave and integrated washing machine. UPVC window to the front with wooden folding door giving access to the downstairs WC. Stairs rising to first floor with beautiful Karndean flooring leading through to the lounge area. Comprising of stunning décor with uPVC French doors opening to the enclosed rear garden filling the room with natural sources of light. Plenty of space for extra furniture as well as the exquisite electric fire in place creating a great focal point.

DOWNSTAIRS WC

3'10" x 2'7" (1.17m x 0.79m)

A handy addition to any busy household, with a low flush WC, wash hand basin and frosted uPVC window.

FIRST FLOOR LANDING

From the spacious landing doorways lead to bedroom two, bedroom three and family bathroom. Comprising of neutral décor with Karndean flooring and wall mounted radiator. Further carpeted stairs rising to the second floor having new spindles in place.

BEDROOM TWO

12'8" x 10'7" (3.86m x 3.23m)

Generous sized second bedroom benefiting of Karndean flooring with wall mounted radiator and two uPVC windows overlooking the rear exterior. Plenty of room for bedroom furniture.

BEDROOM THREE

12'8" x 7'4" (3.86m x 2.24m)

A further good sized bedroom, currently being used as the office. Comprising of Karndean flooring with wall mounted radiator and two UPVC windows to the front elevation.

BATHROOM

6'2" x 6'3" (1.88m x 1.91m)

The tranquil family bathroom is the perfect spot to relax and unwind. Having a three piece white suite, comprising of low flush WC, wash hand basin with storage underneath and free standing oval bath. Beautiful designed panel walls and cushion flooring with heated towel rail to finish.

MASTER BEDROOM

13'01" x 21'5" (3.99m x 6.53m)

One of the many wow factors of this home is the master bedroom located on the top floor, with vast amounts of space and can easily hold a queen sized bed as well as built in wardrobe with sliding doors. A dormer window to the front aspect and skylight window to the rear with handy over stairs shelf storage. Wall mounted radiator, carpet flooring and further door leading to the en-suite.

ENSUITE

5'8" x 6'9" (1.73m x 2.06m)

Ideal space to hide away and relax, the sleek en-suite comprises of corner shower unit, low flush WC and pedestal wash hand basin, splash back tiling to walls with cushion flooring for easy clean, heated towel rail and Velux style window to the rear. Access to eaves storage.

DETACHED GARAGE

9'1" x 16'5" (2.77m x 5.00m)

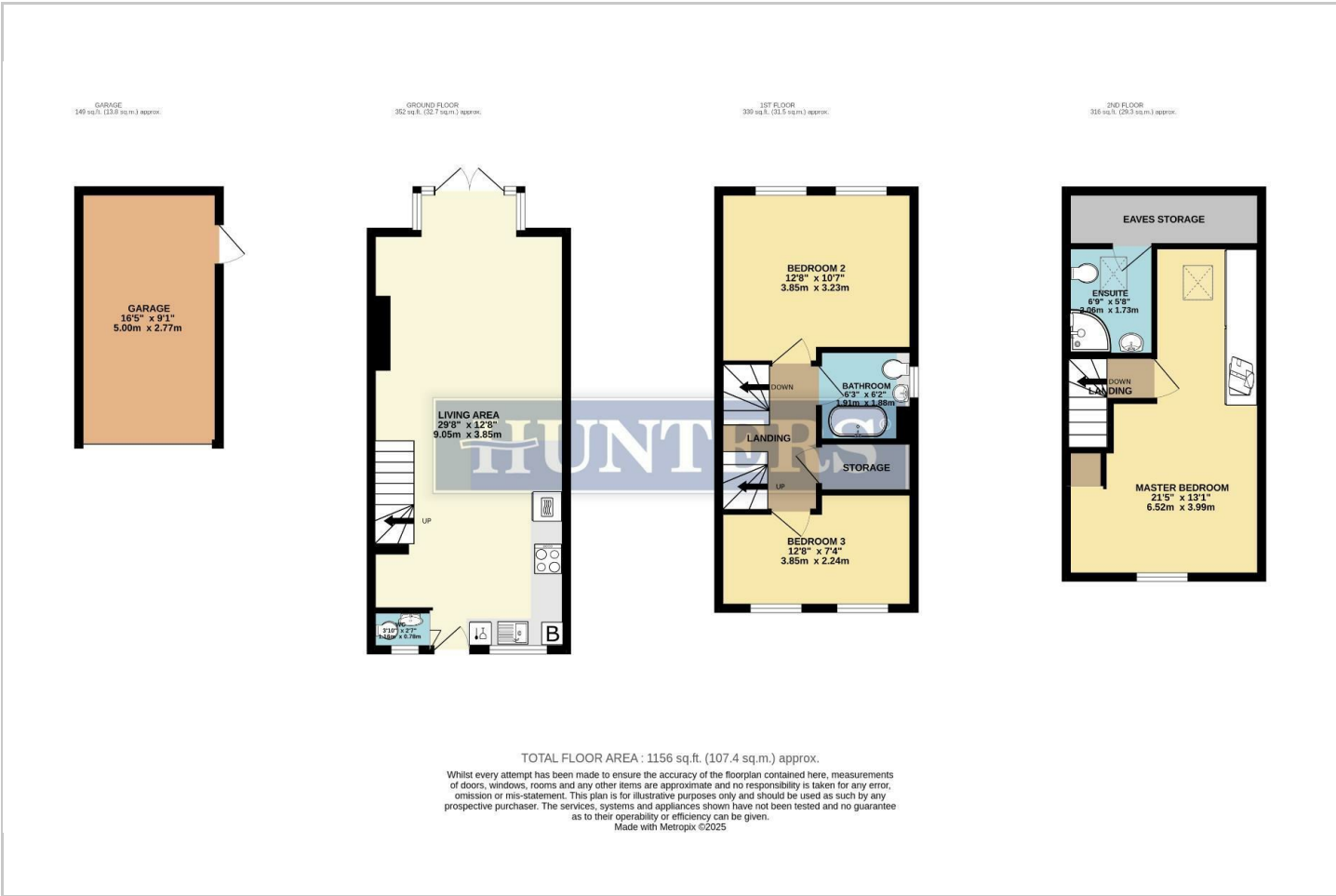
Offering that extra secure storage we all crave or further secure off road parking. Comprising of up and over door with power and lighting.

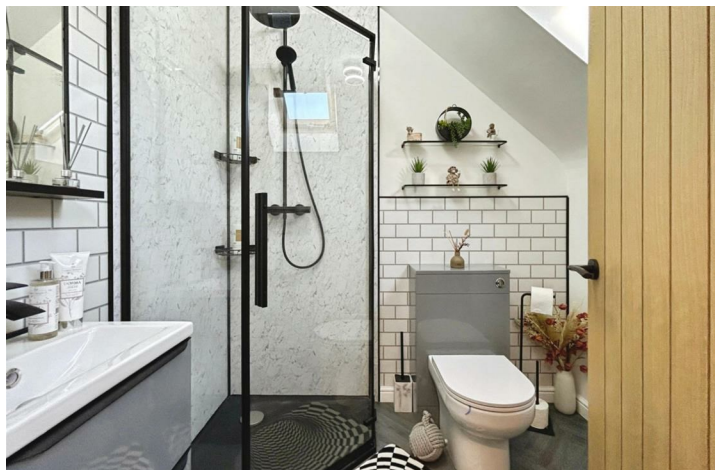
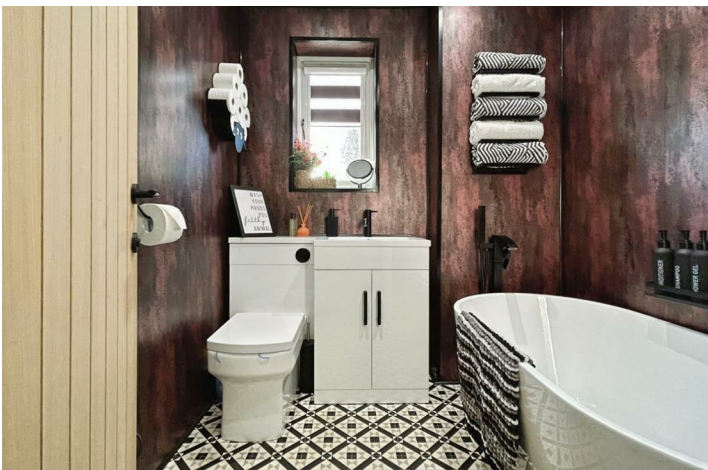
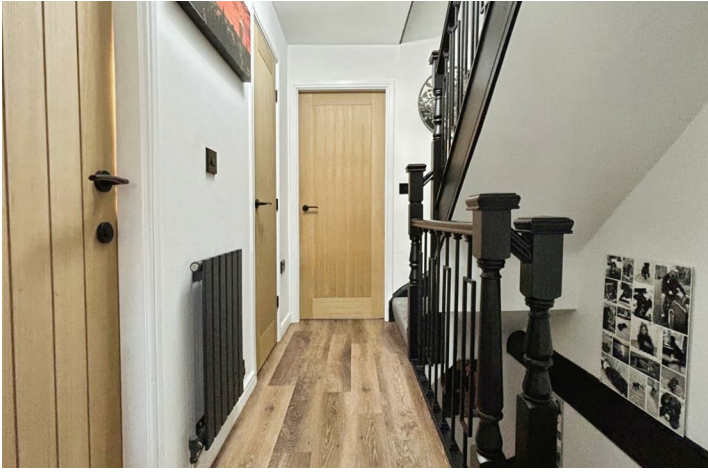
EXTERIOR

To the front of the property boasts great kerb appeal with enclosed front garden area having artificial grass and path to front entrance door.

The extensive rear garden however is the piece de resistance of this property. Being mainly slabbed paved area with space for garden furniture designed for relaxing and enjoying the sunshine and delightful sunsets in the summer months. High wooden fencing surrounding the garden adding privacy and pathway leading down side of the property with gate leading to the front and rear of the property. Off road parking around the rear with detached garage to the side.

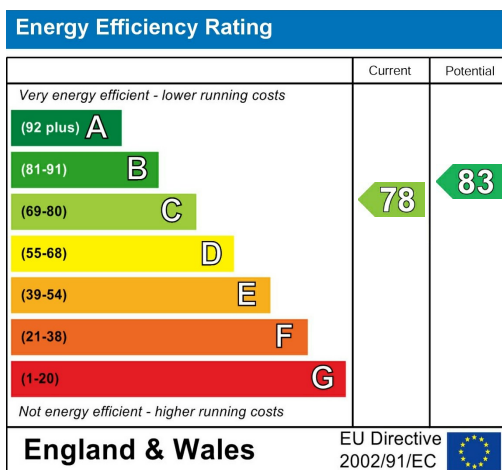
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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