





Humphry Davy House Golden Smithies Lane,Wath-Upon-Dearne Rotherham S63 7GG

william h brown

welcome to

Humphry Davy House Golden Smithies Lane, Wath-Upon-Dearne Rotherham

A GOLDEN OPPORTUNITY! Well-presented 1 bedroom second floor apartment in a modern block ideally located for amenities, shops, transport links & Wath Lake. Featuring open-plan living, double bedroom, shower room, parking & communal outdoor space.













Agents Note Aml
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks.

Open Plan Lounge/Kitchen/Diner
An open plan space which has a range of wall and base units with work-surfaces housing the inset sink & drainer unit. The kitchen also has a built in oven and hob, undercounter fridge/freezer, an electric wall mounted heater and a UPVC double glazed window.

Bedroom One
Presented with a UPVC double glazed window and an electric wall mounted heater.

Shower Room
The suite comprises of a shower cubicle, a W.C & hand wash basin and a heated towel rail.

Exterior
Parking space.

Agents Note
Please note heating is served by wall mounted electric heater.

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- 1 bedroom second floor apartment. Council Tax A. EPC C
- Modern style apartment block - popular location, excellently placed for amenities, schools, colleges, shops, transport & Wath Lake
- Well presented accommodation
- Entrance Hallway, open plan living room & kitchen, bedroom, shower room
- Designated car parking space

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 1071.48
Ground Rent: 250.00
This is a Leasehold property. We are awaiting further details about the Term of the lease. For









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120262

The Property Ombudsman

Property Ref:
MXB120262 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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01709 583267

mexborough@williamhbrown.co.uk

4 Main Street, MEXBOROUGH, South Yorkshire, S64 9DW

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.