merryweathers
Est. 1832

27 Chapel Street, Wath-Upon-Dearne, S63 7RL

Offers In Excess Of £350,000

This detached 4-bedroom property is for sale in Wath-upon-Dearne, a popular town within the Rotherham area. The accommodation includes two reception rooms, providing separate spaces for living and dining or family use, together with two kitchens and two bathrooms, offering flexibility for larger households or multi-generational living. The home has an EPC rating of C and falls within Council Tax Band E.

Chapel Street is well placed for Wath town centre, with its range of local shops, cafés and everyday amenities. Wath Library and local supermarkets are within easy reach, as are leisure facilities around the Manvers area, including Manvers Lake, which is popular for walks and water sports.

Wath Upon Dearne

Wath upon Dearne (also known as Wath-on-Dearne 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.

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.

Material Information

Council Tax Band - E
Tenure - Freehold
Property Type - Detached
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 - Driveway
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 conveyancing solicitor.
AGENT NOTES
A right of way exists, please contact the branch for further details
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Entrance Hallway

With a front facing hardwood, stained glass entrance door, central heating radiator and stairs rising to the first floor accommodation

Lounge

This well presented sitting room, with a UPVC double glazed bay window to the front, a central heating radiator, and a wood burning stove in a marble fire surround as its focal point. With double doors to the dining room.

Dining Room

Hosting a central heating radiator, parquet flooring and UPVC double glazed sliding doors leading through to the conservatory.

Conservatory

A spacious conservatory which wraps around the side of the house with windows overlooking the garden. With door leading into the garden and wall mounted electric heater.

Sitting Room

This cosy retreat hosts a central heating radiator, a UPVC double glazed window to the front and hardwood parquet flooring

Kitchen

Hosting with a range of wall and base units with solid wood doors and co-ordinating work surfaces & inset sink and drainer unit and the appliances such as the Range master cooker with a cooker hood above and space for a fridge. Benefiting from a pantry, central heating radiator and a UPVC double glazed window to the rear. Hosting a ceramic tiled floor and central heating radiator.

Utility

A well equipped utility room features a range of wall and base units with work surfaces and an inset sink and drainer. It offers plumbing for a washing machine and dryer, space for a dishwasher and fridge/freezer. With hardwood entrance door entering the garden, central heating radiator and wall mounted gas boiler.

Family Bath Room / Wet Room

With a three piece suite comprising of a walk in shower with electric shower above, pedestal hand wash basin and low flush WC. With chrome central heating towel rail and opaque double glazed window.

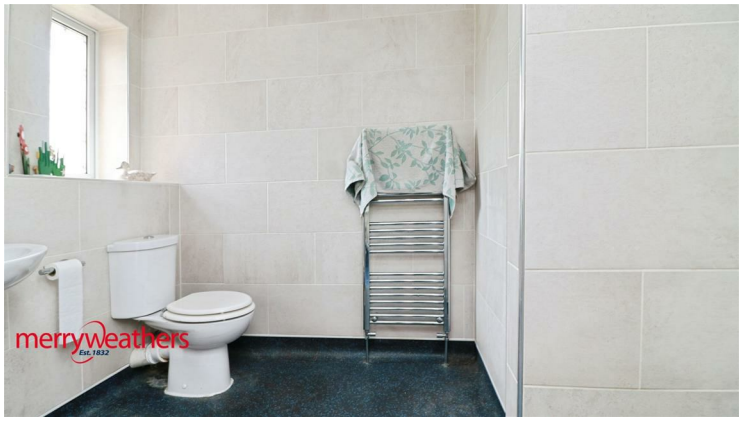
Office / Side Porch

This neat space has parquet hardwood flooring, access to the loft and a hardwood door which opens onto the property.

Principal Bedroom

This front facing bedroom includes a central heating radiator and a UPVC double glazed window, along with fitted furniture.

En Suite



Partially tiled and includes a shower, W.C., and hand wash basin, complemented by a heated towel rail and a front facing UPVC double glazed window.

Bedroom Two

This front facing bedroom features a central heating radiator and a UPVC double glazed window.

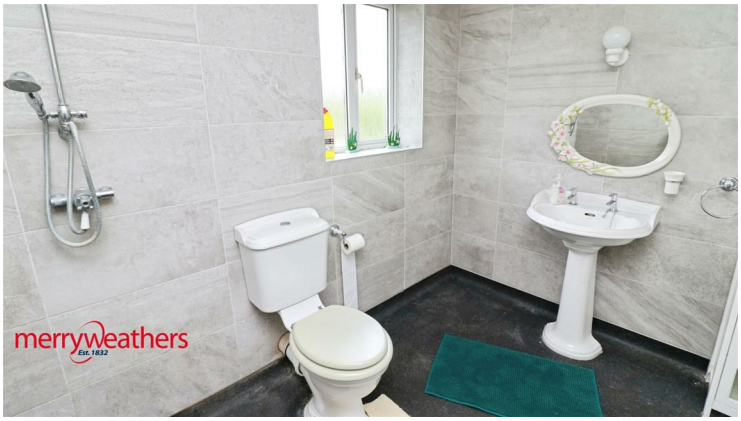
Bedroom Three

This rear facing bedroom features a central heating radiator and a UPVC double glazed window.

Bedroom Four

This rear facing bedroom features a central heating radiator and a UPVC double glazed window.

Family



The bathroom comprises a shower, W.C., and hand wash basin. It also features a heated towel rail, tiled walls, and a rear facing UPVC double glazed window.

Double Garage

The double garage has power and light, with an electrically operated front door. A separate courtesy door provides additional access.

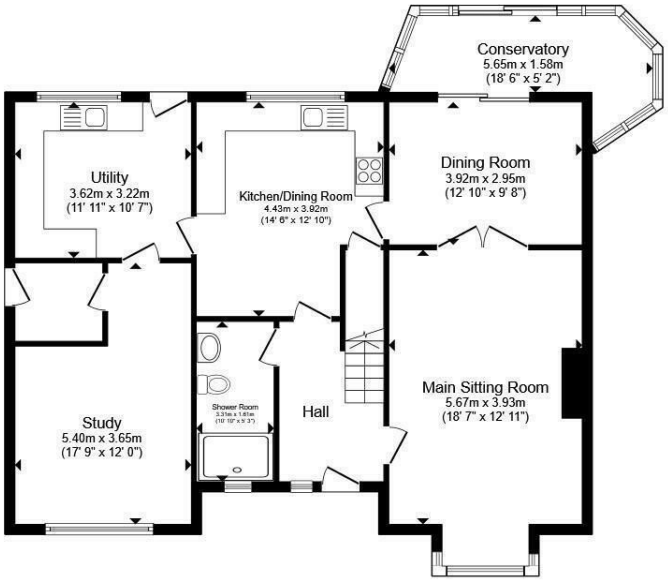
Garden Room

The garden room is fitted with UPVC double glazed windows and french doors offering easy access to the outdoor space

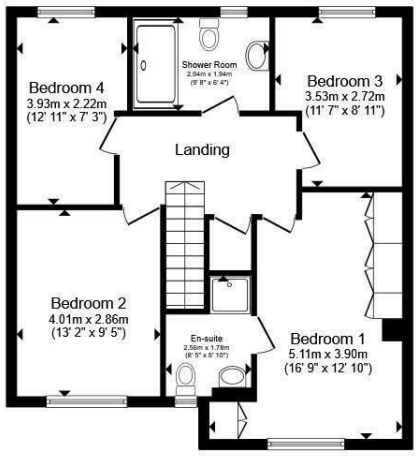
External

To the front of the property a driveway leading to a double garage, with a gate providing access to the rear garden. To the rear lies a low maintenance garden featuring an artificial lawn, ample paved seating area, outside tap, a plum and an apple tree, and a charming garden room. This outdoor space is perfect for entertaining.

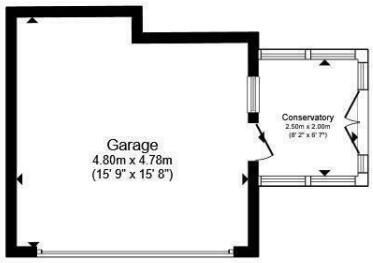
Floor Plan



Ground Floor



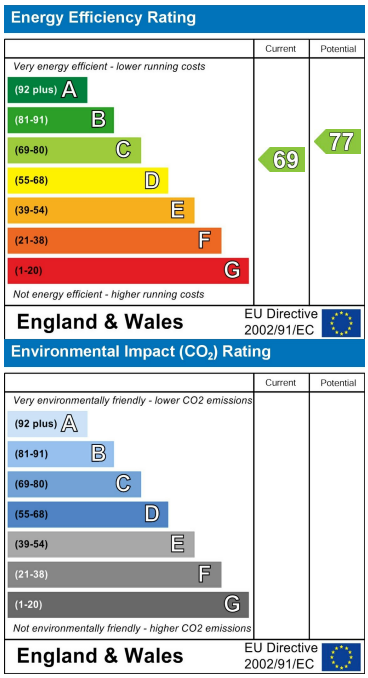
First Floor



Outbuilding

Area Map

Energy Efficiency Graph



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