merryweathers
Est. 1832









24 Scholeys Wharf, Mexborough, S64 0FA

Offers In The Region Of £145,000

Located on the canal side offering panoramic views of the open countryside is this SUPERB two double bedroom with en suite facility . Offering a high standard of contemporary modern living together with a full range of energy efficient kitchen and bathroom appliances. There is also disabled lift access and allocated parking with the Apartment.

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.

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Sale Ready Conveyancing

Get ready for speedier, smoother and more successful sales with Sale Ready properties!
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides the essential documentation upfront that tends to cause or create delays in the transactional process.

The legal pack includes:
Evidence of title
Standard searches (regulated local authority, water & drainage & environmental)
Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Material Information

Council Tax Band - A
Tenure - Leasehold
Property Type - Apartment
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 - Allocated
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
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.

Lift Access

Lift access to upper floor apartments all with allocated parking and communal grounds.

Kitchen Area



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include an electric hob, with oven below and extractor above. There are integrated items to include a fridge and freezer, dishwasher and space and plumbing for an automatic washing machine. There is a rear facing window with impressive views and access to the storage cupboard.

Lounge



Superb living space, entering the spacious balcony, with canal views and seating area.

Master Bedroom



Spacious double with access to the en suite facility.

Ensuite



Modern suite with thermostatic shower.

Bedroom Two



Rear facing aspect with large mirrored wardrobe.

Bathroom



Hosting a three piece suite comprising of a panelled bath with electric shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External

The property benefits from Lift access, communal areas maintained under the Service agreement and allocated parking.

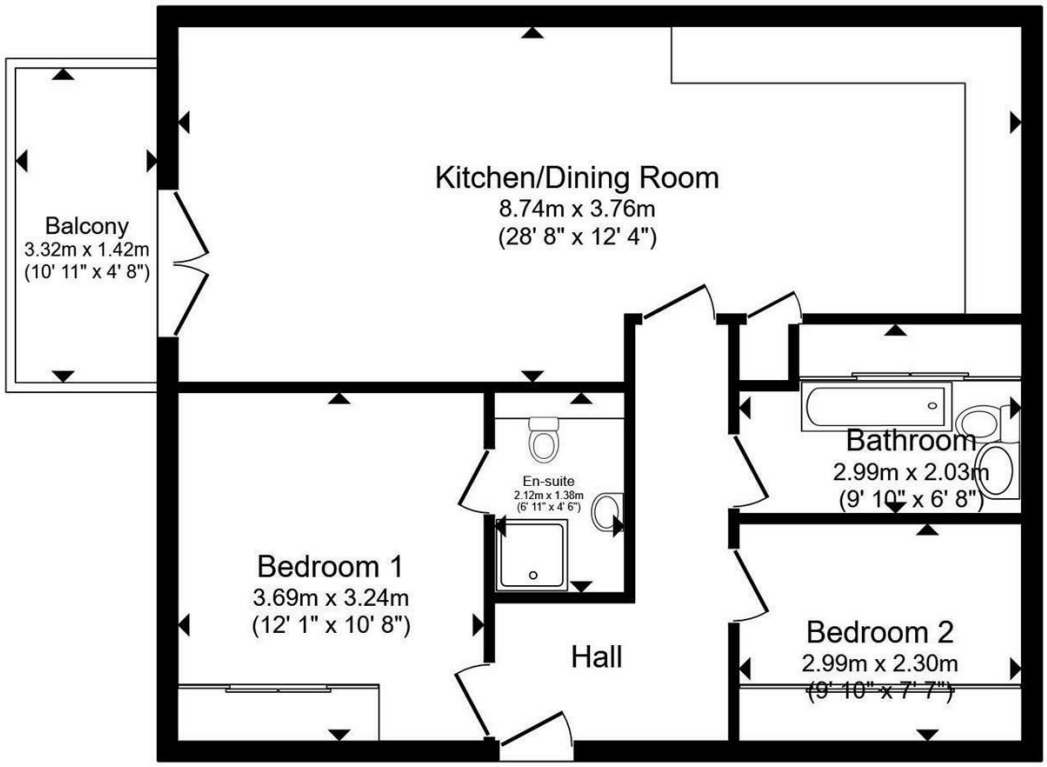
Leasehold

GROUND RENT
£100 per year

ANNUAL SERVICE CHARGE
£1167

LENGTH OF LEASE
143 years left

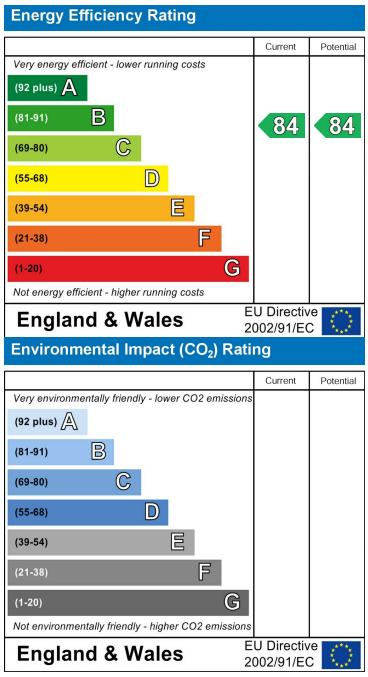
Floor Plan



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

www.merryweathers.co.uk

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The Property Ombudsman

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