





Carnley Street,Wath-Upon-Dearne Rotherham S63 6AY

william h brown

welcome to

Carnley Street, Wath-Upon-Dearne Rotherham

OPEN VIEWS, ENDLESS POTENTIAL! - Spacious 2 double bedroom home in popular West Melton, boasting stunning field views to rear, ground floor extension, enclosed garden & garage. Ideally placed for schools, shops & transport links. Great potential to make your own! CALL NOW!













Agents Note Aml
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Agents Note
We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

Lounge
Having a front facing window, a radiator & a burner/fireplace.

Kitchen / Diner
Fitted with wall & base units incorporating the sink & drainer. Integrated appliances include hob & oven along with a door leading to the cellar.

Bedroom One
Having a front facing window & a radiator.

Bedroom Two
Having a rear facing window & a radiator.

Bathroom
Fitted with a shower over bath, a hand wash basin with vanity & a WC. Also benfits form a heated towel rail.

Exterior
To the rear is a paved patio space with a feature pond.

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Carnley Street, Wath-Upon-Dearne
Rotherham

- 2 double bedroom mid terrace home. EPC C. Council Tax A
- Excellently placed for local amenities, schools, shops & transport links
- Ideal for someone to make their own
- Enclosed rear garden
- Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: A









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120632

The Property Ombudsman

Property Ref:
MXB120632 - 0006

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.