



5 Quarry Hill Road, Wath-Upon-Dearne, Rotherham, S63 7SX

Offers Around £210,000

Situated upon this popular street within Wath Upon Dearne, is this traditional three bedroom semi detached property. Offered with separate reception rooms and enviable rear family gardens the property is within highly regarded local schooling catchment. With the A1 and M1 motorway networks within easy reach ideally suiting the commuter.

Merryweathers

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Wath Upon Dearne

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

Material Information

Council Tax Band - B

Tenure - Freehold

Property Type - Semi 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.

Porch Area

With a upvc door giving access.

Entrance Hallway



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

Lounge 12'0" x 14'11" (3.68 x 4.55m)



With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset.

Dining Room 12'0" x 12'5" (3.67 x 3.80m)



With rear facing sliding patio doors leading to the attractive rear garden, wall mounted gas fire and serving hatch to the kitchen.

Kitchen 12'7" x 6'8" (3.85 x 2.04)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a ceramic drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and useful pantry area.

Principal Bedroom 15'1" x 9'4" (4.61 x 2.86)



With a front facing upvc bay window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Two 12'0" x 9'6" (3.68 x 2.91m)



With a rear facing upvc window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Three 6'5" x 8'5" (1.96 x 2.57m)



With a front facing upvc window and central heating radiator

Bathroom



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

Garage



Access via the rear shared service road or rear courtesy door from the garden, secured by an electric roller door.

External

To the front of the property is a block paved driveway providing off road parking for a number of vehicles. To the rear is a paved patio seating area, with attractive laid to lawn garden beyond with well stocked borders and access to the rear of the garage.

Floor Plan

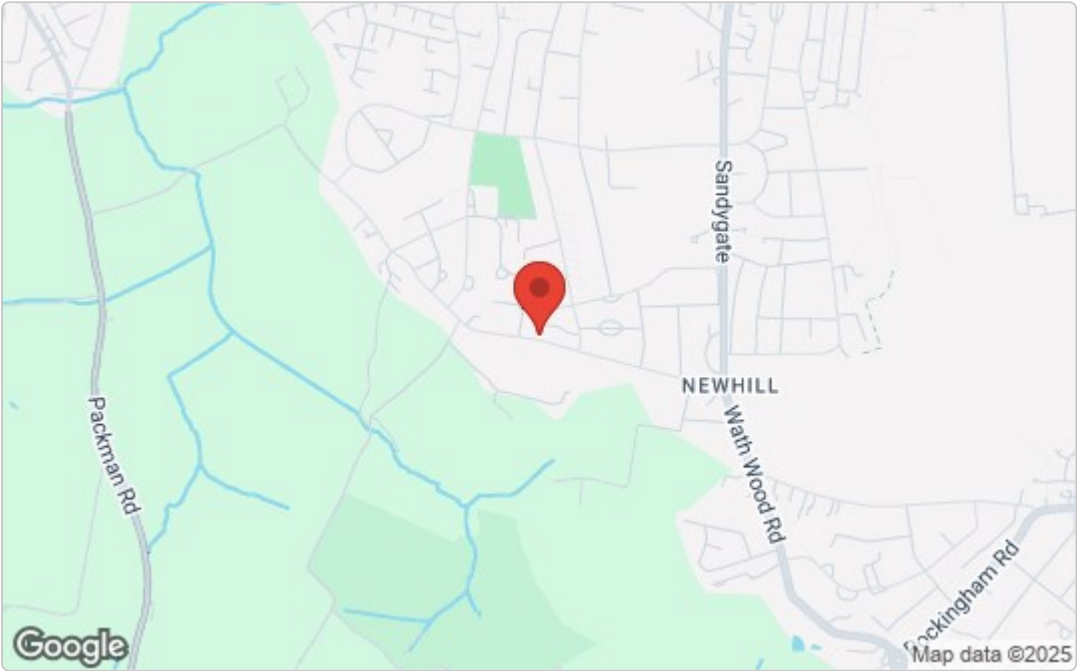


Ground Floor

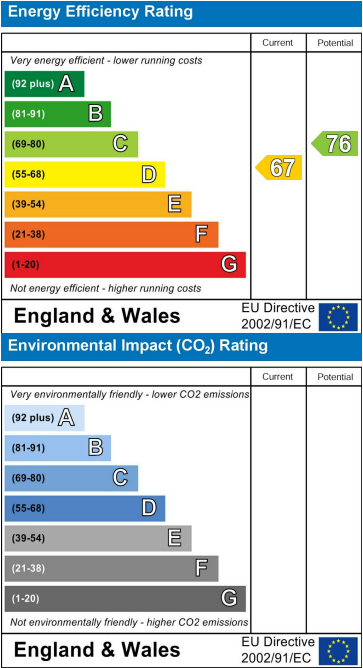
First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

