



20 Crossfield Drive, Wath-Upon-Dearne, Rotherham, S63 7SF

**Asking Price £220,000**

Situated within this ever popular location is this extended three bedroom detached bungalow offered with a modern feel throughout. With enclosed gardens to the rear, there is a driveway to the front offering off road parking and the added extras of a gym / playroom area and conservatory. An early viewing is essential to appreciate the accommodation on offer.

## Merryweathers

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## 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.

## Material Information

Council Tax Band - C

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.

## Dining Kitchen 10'7" (max) x 13'6" (3.23m (max) x 4.14m )



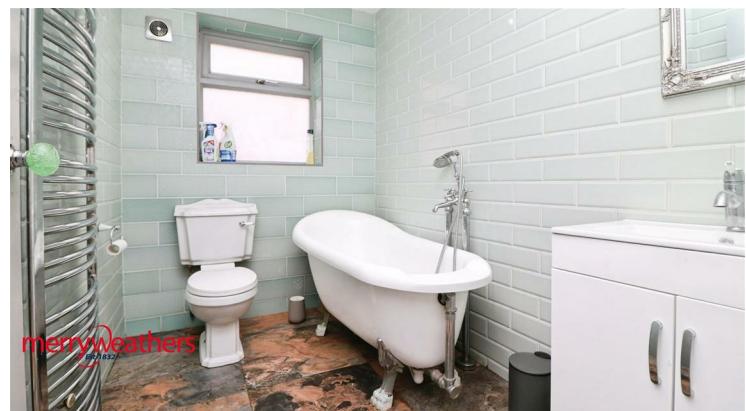
This impressive kitchen is fitted with a modern range of wall base and draw units, complete with Range oven with extractor above, space and plumbing for an automatic washing machine. With opening to the living area.

## Living Area (Open Plan) 12'9" x 17'11" (3.89m x 5.47m)



With square bay window, with open access to the kitchen area.

## Bathroom



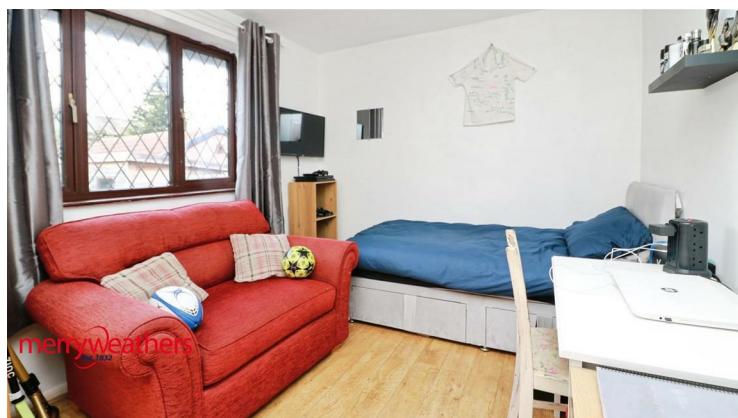
Hosting a three piece suite comprising of a freestanding slipper bath, vanity hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

## Master Bedroom 11'8" x 12'5" (3.58 x 3.79m)



A rear facing room with a double glazed window and a radiator.

## Bedroom Two 9'4" x 13'3" (2.87 x 4.05m)



A rear facing room with a double glazed window and a radiator.

## Bedroom Three 9'6" x 9'10" (2.90 x 3.02m)



This room provides access to the conservatory, and has laminate flooring and a radiator.

## Conservatory 20'2" x 11'3" (6.16 x 3.45m)



## Gym / Play Room 10'0" x 16'5" (3.05 x 5.01m)



A useful space for storage, home office or could easily be converted back to a garage, currently having a double glazed entrance door which gives access to the living areas.

## External



## Gardens

The property has a lawned front garden, to the rear is a good size enclosed garden with a lawn, borders, and raised stone rockeries. The garden is well screened and has a very private feel.

## Off Street Parking

The property has a driveway providing off road parking to the front.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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