



## Riley Road

Wath-Upon\_Dearne, Rotherham, S63 7BH

Guide Price £140,000 - £150,000



- THREE BEDROOM END TERRACE PROPERTY
- OFF ROAD PARKING
- SPLENDID ENCLOSED REAR GARDEN
- POPULAR LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN FIXTURES AND FITTINGS
- IMPRESSIVE KITCHE/DINER
- CONSERVATORY
- EPC RATING: D
- COUNCIL TAX BAND: A

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Nestled on Riley Road in the charming area of Wath-Upon-Dearne, Rotherham, this delightful three-bedroom end terrace home offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a welcoming entrance hall that leads to a stunning lounge, ideal for relaxation and entertaining. The beautiful kitchen diner is a highlight of the property, providing a spacious area for family meals and gatherings.

The first floor boasts three generously sized bedrooms, each offering ample space for personalisation and comfort. A modern family bathroom completes this level, ensuring convenience for all residents.

One of the standout features of this home is the large enclosed rear garden, which provides a private outdoor space for leisure and recreation. Additionally, there is a brick-built outer building that presents an exciting opportunity to be transformed into something your desire, catering to your personal interests or hobbies.

The property also benefits from off-road parking at the front, adding to the convenience of this lovely home. Located in a popular area, it offers good commuting options, making it an ideal choice for families and professionals alike.

This end terrace home is not just a property; it is a place where memories can be made. With its appealing features and prime location, it is sure to attract interest from those seeking a comfortable and stylish living space.



## ENTRANCE HALL

Through a upVC entrance door leads into the entrance hall, a great impression on any guest, comprising wall mounted radiator, laminate flooring, staircase to the first floor and doors leading straight into the lounge area.

## LOUNGE

13'6" x 12'7" (4.11m x 3.84m)

An elegant living space, boasting tasteful décor and generous space for furniture. Drenched in natural light through a large uPVC window to the front exterior. Wall mounted radiator, laminate flooring, aerial point in place with open doorway leading into the kitchen/diner.

## KITCHEN DINING ROOM

16'9" x 10'5" (5.11m x 3.18m)

Adding further wow factor to this family home is this well designed, modern kitchen/diner, spanning a large length of the property giving plenty of space for a large dining table and chairs. Benefiting an array of white wall and base units providing plenty of storage with work surface over. Comprises of stainless steel sink, drainer and matching mixer tap with the added bonuses of a built in four ring gas hob with extractor hood over, integrated electric oven and under counter space and plumbing for a washing machine. Beautiful vinyl flooring with two UPVC windows to the rear and uPVC doors accessing the conservatory area. Handy understairs pantry providing extra storage space we all crave.

## CONSERVATORY

10'3" x 10'6" (3.12m x 3.20m)

A splendid room, bringing the outdoors in and allowing you to enjoy the garden and the views all year round. Comprises of wall mounted radiator and double glazed French doors leading directly out on to the enclosed garden.

## LANDING

Spacious landing with uPVC window to the side and doors leading to all three bedrooms and bathroom.

## BEDROOM ONE

9'7" x 12'5" (2.92m x 3.78m)

A well-presented master bedroom with plenty of space for extra furniture. Stunning décor comprising of wall mounted radiator, carpet flooring and uPVC window to the front elevation letting in the natural light.

## BEDROOM TWO

9'6" x 10'6" (2.90m x 3.20m)

A further good sized second bedroom comprising beautiful décor, carpet flooring, wall mounted radiator and uPVC rear facing window. Plenty of room for extra bedroom furniture.

## BEDROOM THREE

8'01" x 7'2" (2.46m x 2.18m)

A generous sized third bedroom comprising neutral décor, carpet flooring, wall mounted radiator, combi boiler and rear facing uPVC window.

## BATHROOM

6'4" x 8'3" (1.93m x 2.51m)

A beautifully presented family bathroom with three piece suite comprising of low flush WC, wash hand basin and L shaped panelled bath with shower over with glass screen. Easy to clean partially tiled floor and vinyl flooring with wall mounted heated towel rail and uPVC frosted window to the rear.

## OUTERBUILDING

13'8" x 14'6" (4.17m x 4.42m)

Extra bonus to any buyer. Currently being used for storage but could create the perfect studio or man cave if desired. Having generous dimensions with uPVC French doors opening to the rear garden.

## EXTERIOR

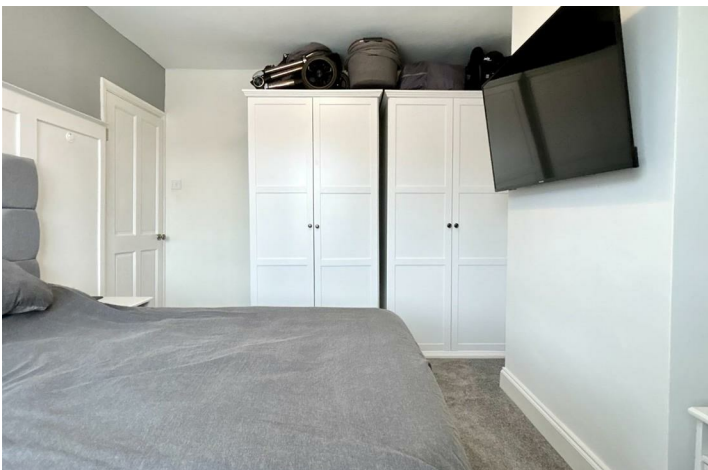
The front of the home oozes kerb appeal, with good sized driveway for a couple of cars leading up to the front entrance, with access to the side and rear elevation.

At the rear is a fully enclosed spacious garden, partly paved ideal for seating and enjoying the warmer weather, steps lead to a well maintained lawn, this really is a space all the family can enjoy.

Floorplan

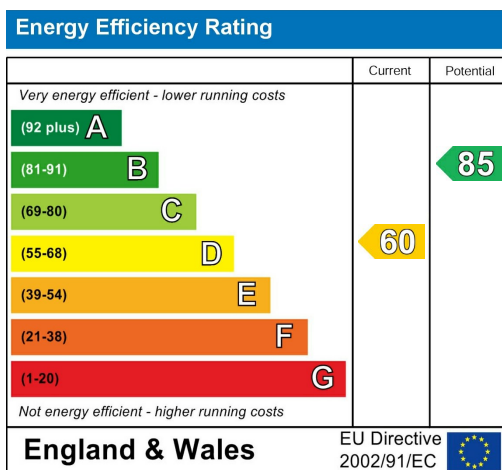








## Energy Efficiency Graph



## Viewing

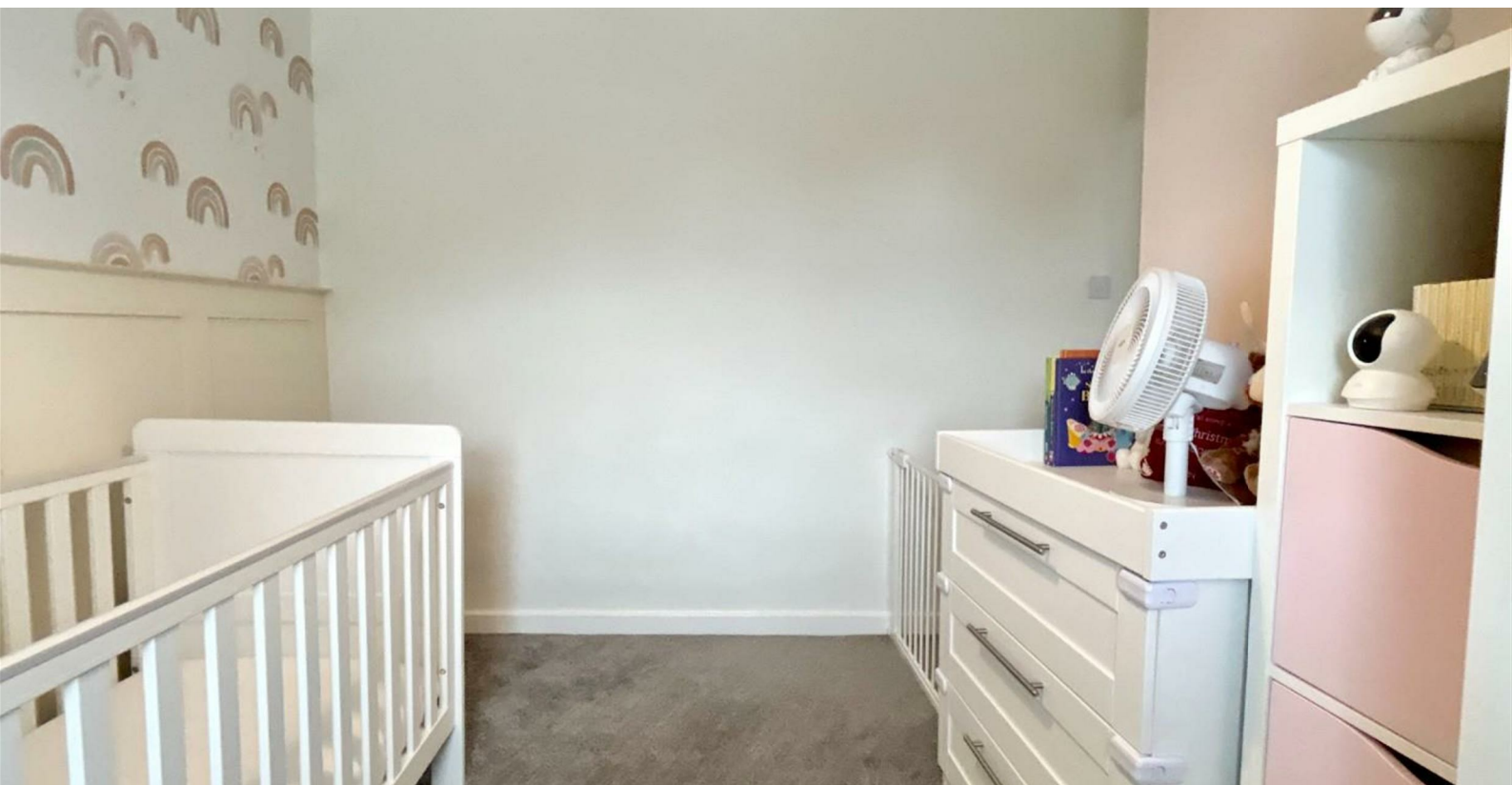
Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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