



## Golden Smithies Lane

Wath-Upon-Dearne, S63 7GG

Offers In The Region Of £75,000 -  
£80,000



- ONE BEDROOM APARTMENT
- OPEN PLAN LIVING
- GENEROUS DIMENSIONS THROUGHOUT
- GOOD COMMUTE LOCATION
- EPC RATING D
- OFF ROAD PARKING
- MODERN FIXTURE
- CLOSE TO ALL LOCAL AMENITIES
- LEASEHOLD
- COUNCIL TAX BAND A

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\*Guide price of £70,000 - £80,000\*

TAKE A LOOK AROUND THIS FABUBOUS ONE BEDROOM APARTMENT, situated on a new development in the great commuter location of Wath Upon Dearne, close to an array of amenities and a short drive to the A1 and M1. This stylish apartment offers open plan living with a white wooden kitchen with integrated hob and oven, designated living area, separate storage room with washing machine, contemporary shower room and separate bedroom. Allocated parking included. Book now to avoid disappointment!

### Entrance Hall

Via a composite door this opens into the entrance hall, having oak doors then opening to storage cupboard, bedroom and living room/kitchen.

### Living Room/ Kitchen

18'5" x 15'1" (5.61m x 4.60m)

Step inside the open plan living area, having neutral décor, laminate to floor for easy clean, double glazed windows giving country field views and filling this space with natural light, having a white fitted kitchen with an array of wall and base units providing storage, contrasting worksurface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven and hob with extractor over, space and plumbing for washing machine, this room has ample space for both sofa and dining table making a relaxed atmosphere to enjoy.

### Bedroom

15'8" x 12'6" narrowing to 9'3" (4.78m x 3.81m narrowing to 2.82m)

The generously sized bedroom is again neutrally decorated with laminate flooring, double glazed windows give the country field views and fill the room with natural light, oak door then leads to shower room.

### Shower Room

4'5" x 7'6" (1.35m x 2.29m)

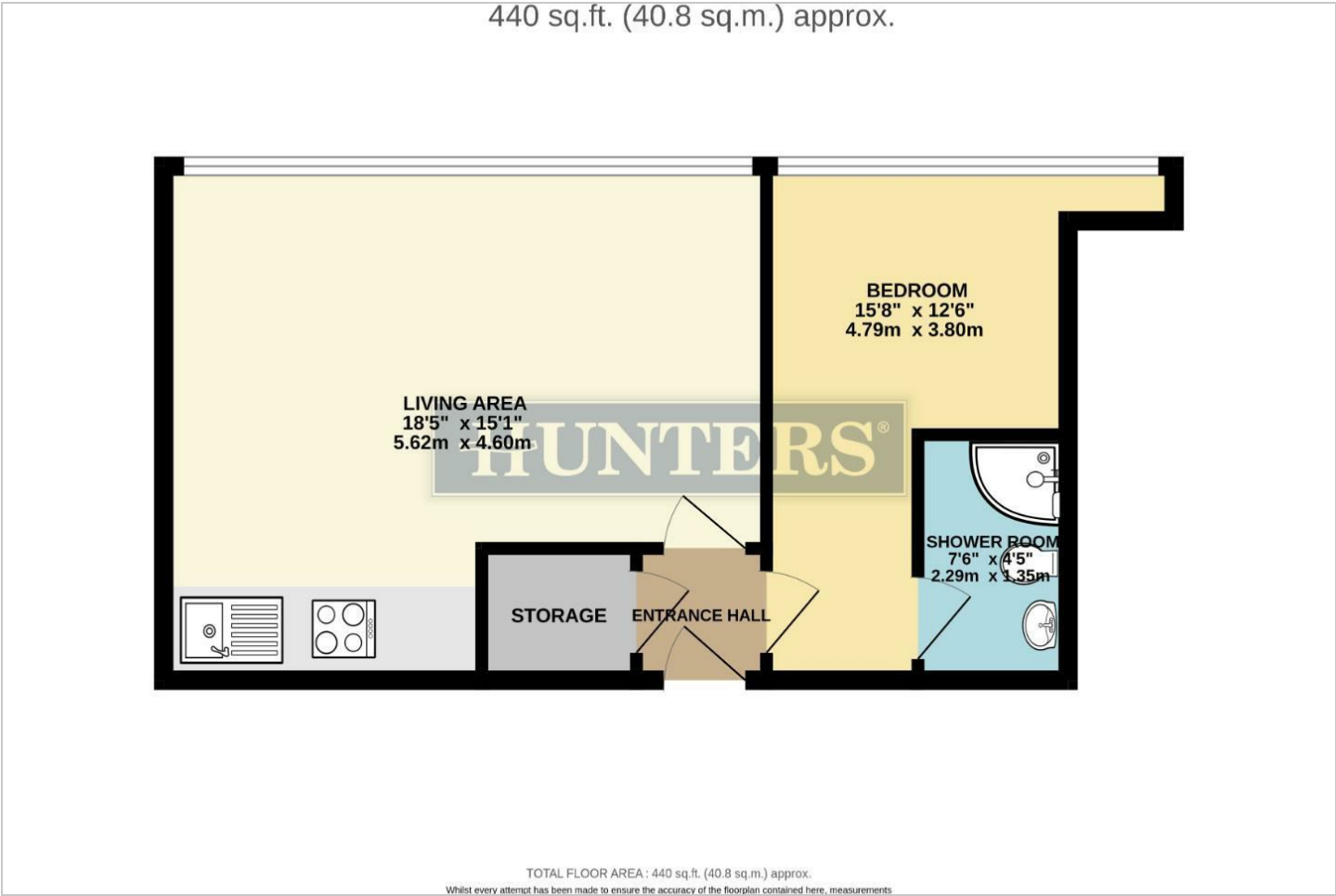
Perfect spot to relax the modern shower room comprises of low flush WC and pedestal wash hand basin in white, shower cubical with electric shower and splash back tiles finish this space.

### Exterior

To the front of the apartments is a large parking area, ample off road parking for you and guests, leading to double security doors where you gain entrance to the building and a post box is located, this apartment is the located on the third floor.

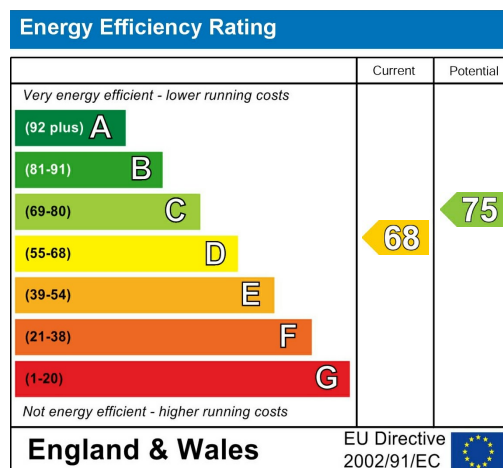


Floorplan





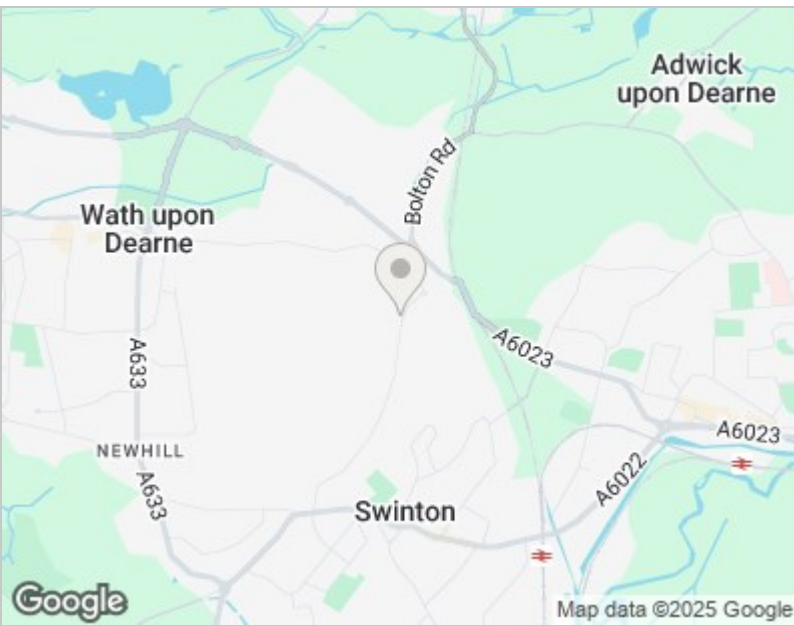
## Energy Efficiency Graph



## 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.

Unit 1b Onyx Retail Park, Wath Upon Dearne, S63 8FN  
Tel: 01709 894440 Email: [dearnevalley@hunters.com](mailto:dearnevalley@hunters.com)  
<https://www.hunters.com>

