

HUNTERS[®]

HERE TO GET *you* THERE



Princess Street

Wath-Upon-Dearne, Rotherham, S63 6RD

Offers Over £137,000 - £150,000



- TWO BEDROOM, PLUS ATTIC SPACE MID TERRACE HOME
- AMPLE ON STREET PARKING
- GENEROUS DIMENSIONS
- CLOSE TO ALL LOCAL AMENITIES AND GOOD COMMUTE LOCATION
- EPC RATING C
- IMPRESSIVE LARGE FULLY ENCLOSED REAR GARDEN WITH SUMMER HOUSE
- MODERN FIXTURE AND FITTINGS THROUGHOUT
- BOILER FITTED AND PART REWIRE DONE 2024
- GCH / DG
- COUNCIL TAX BAND A

Tel: 01709 894440

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Guide Price £140,000 - £150,000

Nestled on the charming Princess Street in Wath-Upon-Dearne, Rotherham, this delightful mid-terrace house offers a perfect blend of comfort and modern living. With two spacious bedrooms and an additional attic space, this property is ideal for families or those seeking extra room for guests or a home office.

As you enter, you will be greeted by a well-proportioned reception room that flows seamlessly into the rest of the home. The generous dimensions throughout provide a sense of space and light, making it a welcoming environment for both relaxation and entertaining. The property boasts modern fixtures and fittings, ensuring a contemporary feel that meets the needs of today's lifestyle.

One of the standout features of this home is the impressive fully enclosed rear garden, complete with a charming summer house. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil setting.

Convenience is key, as the property benefits from ample on-street parking, making it easy for residents and visitors alike. Recent updates, including a new boiler and partial rewiring completed in 2024, provide peace of mind for future homeowners.

Situated close to all local amenities, this property is well-positioned for easy access to shops, schools, and recreational facilities. Additionally, its excellent commuting links make it an ideal choice for those who travel for work.

In summary, this two-bedroom plus attic space mid-terrace property on Princess Street is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of modern living. Don't miss the chance to make this lovely house your new home.

Living Room

Via a uPVC front entrance door this opens into the roomy and welcoming living room, having uPVC window to the front filling this room with natural light, decorative electric fire in place giving not only a focal point but a cosy feel, decorated in neutral tones with wall mounted radiator and flooring mainly laid to carpet with laminate ideally located as you step through the front door great for shoes and easy to clean leading to door opening to hallway giving further way to the kitchen/diner.

Hallway

Hallway having doors leading to kitchen/diner as well as access to stairs leading down to the cellar.

Kitchen/Diner

The heart of the home is undoubtedly the stylish kitchen, which boasts an impressive array of white high gloss wall and base units, providing ample storage for all your culinary needs. The contrasting work surface adds a touch of elegance, while the integrated electric oven, four-ring gas hob, and extractor fan ensure that cooking is a pleasure. The kitchen is further enhanced by a sunken sink with a drainer and mixer tap, as well as an integrated dishwasher and washing machine, making daily chores effortless. For the wine enthusiasts, an integrated wine fridge is a delightful addition, perfect for storing your favourite bottles.

Natural light floods the kitchen through the uPVC window, which also offers a lovely view of the garden. A uPVC door leads directly to the outdoor space, creating a seamless transition between indoor and outdoor living. This room also gives access a staircase that rises to the first-floor landing.

Landing

Landing having staircase rising to attic room as well as doors leading to bedrooms one and two as well as family bathroom.

Bedroom One

The master bedroom is particularly impressive, generously sized and adorned in soothing neutral tones, creating a serene atmosphere. It features built-in wardrobes with sliding mirror doors, providing ample storage while enhancing the room's sense of space. The flooring is carpeted, adding warmth and comfort, and a wall-mounted radiator ensures a cosy environment throughout the year. A uPVC window at the front allows natural light to flood the room, making it a bright and inviting space.

Bedroom Two

The second bedroom is definitely noteworthy, boasting ample room for both storage and furniture, making it a versatile space that can easily adapt to your needs. The room features a neutral décor that creates a calming atmosphere, complemented by a carpeted floor. A wall-mounted radiator ensures that the space remains cosy during the cooler months, while the uPVC window to the rear finishes this space.

Family Bathroom

One of the main highlights of this home is the serene family bathroom, designed to provide a tranquil space for relaxation. It features a modern bath with a shower overhead, a low flush WC, and a stylish vanity unit with a built-in wash hand basin. The bathroom is further enhanced by a wall-hung heated towel rail, ensuring warmth and comfort. The tasteful tiles adorning the walls and the laminate flooring add a touch of elegance, while the frosted window at the rear allows for natural light to filter in.

Attic Room

One of the standout features of this home is the attic room, which adds a unique touch and versatility to the living space. This room is beautifully decorated in cool tones, creating a serene atmosphere that is both inviting and relaxing. The addition of a Velux style window at the rear allows natural light to flood in, enhancing the overall appeal of the space.

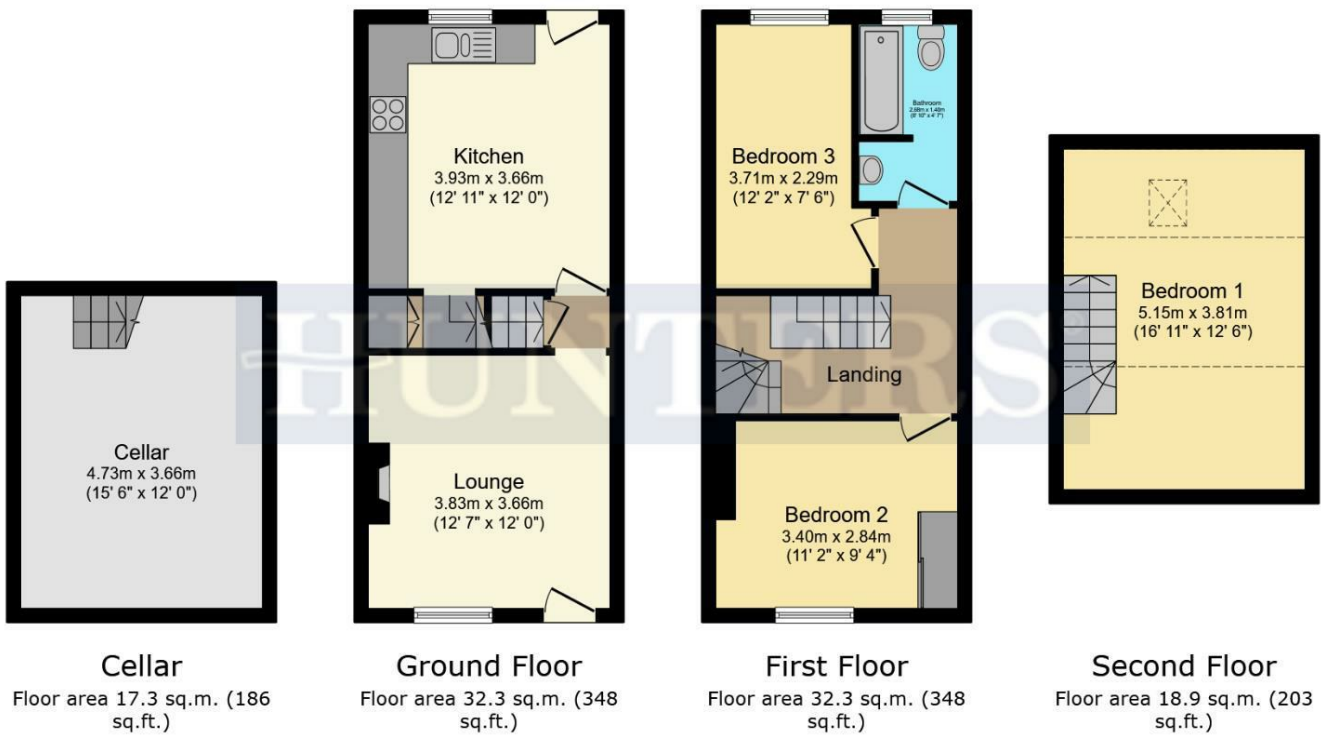
Exterior

To the front, the property boasts a welcoming front yard, complemented by ample on-street parking and a pleasant view of the greenery across the road, creating a serene atmosphere right at your doorstep. Allowing for on street parking for you and guests.

At the rear however, it is the garden that truly sets this home apart. This impressive fully enclosed garden is a hidden gem, offering a perfect retreat for relaxation and entertainment. The garden is thoughtfully divided into sections, beginning with a stylish decked area that features a wooden built storage unit, ideal for keeping your outdoor essentials neatly tucked away.

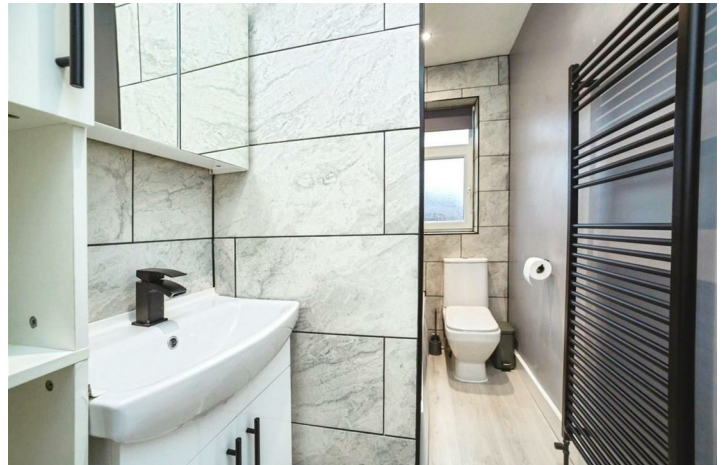
From the deck, you will find a decorative paved area that leads up to a beautifully maintained lawn, perfect for children to play or for hosting summer gatherings. Further along, additional decking provides an inviting space for outdoor dining or lounging in the sun. At the heart of this garden oasis stands a charming summer house, which opens up a world of possibilities. Whether you envision it as a home office, a creative studio, or a bar for entertaining friends, the choice is yours.

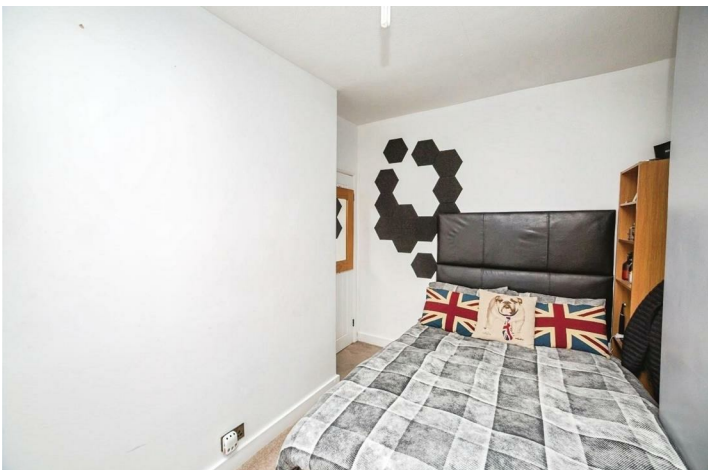
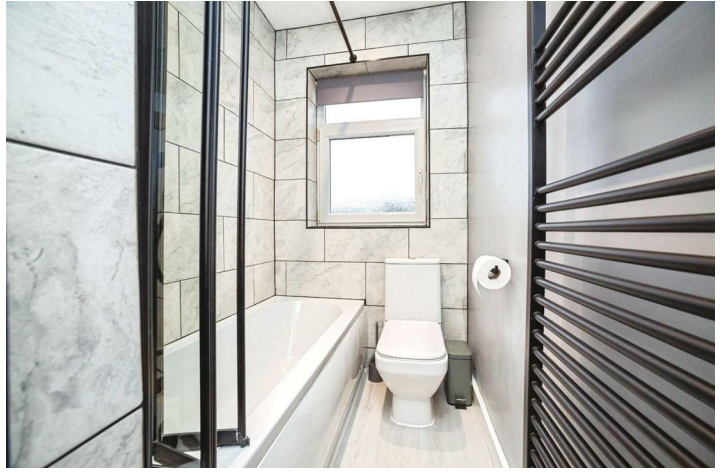
Floorplan



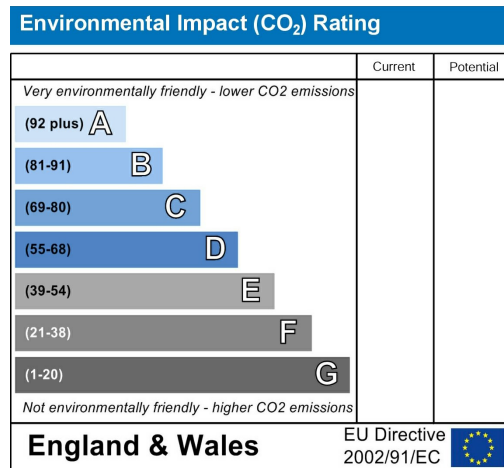
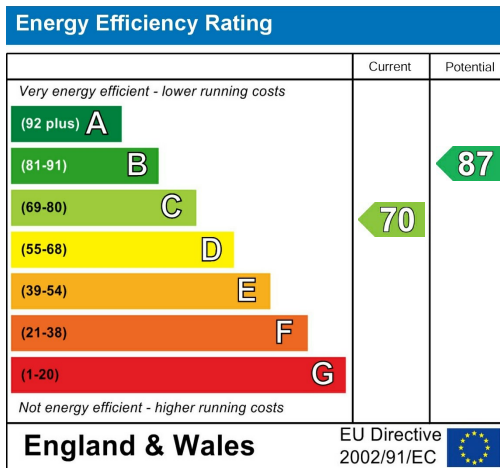
Total floor area: 100.8 sq.m. (1,085 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





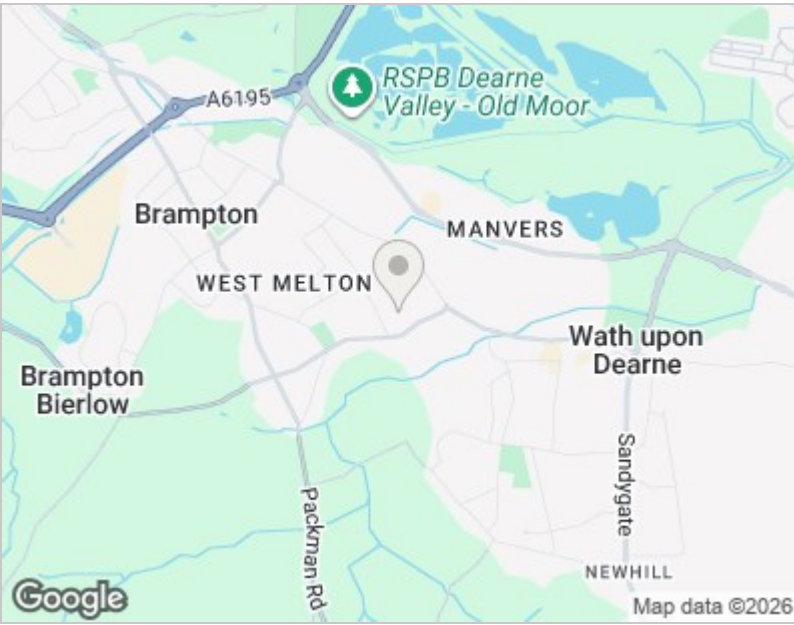
Energy Efficiency Graph



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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