



High Street

Wath-upon-Dearne, S63 7PX

Guide Price £200,000 - £210,000

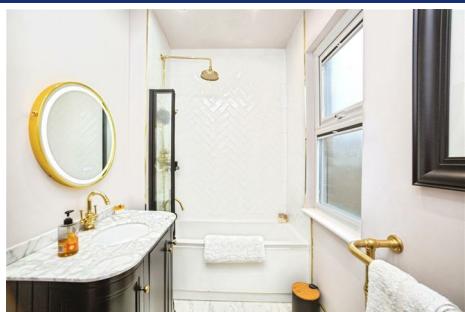


- THREE BEDROOM EDWARDIAN SEMI DETACHED PROPERTY
- MIX OF MODERN AND ORIGINAL FEATURES
- GENEROUS DIMENSIONS THROUGHOUT
- ENCLOSED LOW MAINTENANCE FRONT AND REAR GARDENS
- EPC RATING TBC
- OFF ROAD PARKING TO THE REAR
- TRIPLE GLAZED WINDOWS
- MULTI FUEL BURNER
- GCH / DG
- COUNCIL TAX BAND B

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Nestled on the popular High Street in Wath-upon-Dearne, Rotherham, this charming three-bedroom semi-detached period property beautifully combines the elegance of traditional architecture with the conveniences of modern living. As you step inside, you will be greeted by generous dimensions that create a welcoming atmosphere throughout the home.

The property boasts a delightful mix of modern fixtures and fittings, seamlessly integrated with original features that add character and charm. Each room is designed to offer both comfort and style, making it an ideal space for families or those seeking a tranquil retreat.

One of the standout features of this home is the off-road parking available at the rear, providing convenience and peace of mind. The enclosed low-maintenance garden offers a perfect outdoor space for relaxation or entertaining, allowing you to enjoy the fresh air without the burden of extensive upkeep.

Situated close to all local amenities, this property is perfectly positioned for easy access to shops, schools, and transport links, making it an excellent choice for those who value both community and convenience.

In summary, this three-bedroom semi-detached home is a rare find, offering a harmonious blend of original features and contemporary comfort in a prime location. Do not miss the opportunity to make this delightful property your new home.

Entrance Hall

Via a decorative uPVC side door with stained glass panel this opens in to the spacious and welcoming entrance hall, having a mixture of modern décor and original features this gives anyone entering a fantastic first impression, having parquet style wooden flooring, stairs rising to first floor, wall mounted radiator and doors leading to the living room and dining area as well as access to the sizable cellar which runs the length of the home and has its own original features as well as providing extra storage space along with a front and side window and having an access door out to the rear.

Living Room

Step inside the light and airy living space, providing a room that all the family can enjoy, having a large uPVC bay window to the front filling this room with natural light, a multifuel log burner gives the living room not only a focal point but a cosy feel for those winter months and saves on energy costs, beautifully presented the living space has parquet wooden floor, modern wall mounted radiator and aerial point in place.

Dining Room

The real hub of the home is the high-ceilinged, expansive dining room, leading down to the kitchen, having ample space for a large dining table to entertain family and friends, decorated in neutral tones with part panelled walls and having an original cast iron decorative fire place giving a focal point, uPVC window to the rear, modern wall mounted radiator, and a built in storage cupboard finishes this room.

Kitchen

The modern family kitchen has an array of wall and base units fitted in navy providing storage space, speckled quartz work surface over, with sunken Belfast sink and stainless steel mixer taps, space for a large electric range cooker, decorative splash back tiles to walls complemented by neutral décor, with laminate to floor, modern wall mounted radiator uPVC window to the rear as well as uPVC door leading out to the back garden.

Landing

One stand out feature to this home is the majestic staircase and landing taking you back in time, the top of the landing splits in two and has a decorative glass window looking up to the attic which is deal for storage and loft hatch having ladders for access, all doors then lead to bedrooms and family bathroom.

Bedroom One

The generously sized master bedroom has plenty of space to add storage and furniture, the open decorative

fire place is one of the original features kept and makes a good focal point, with wall mounted radiator and uPVC window to the front filling this space with natural light.

Bedroom Two

Further sizable double bedroom, decorated in neutral tones, having wall mounted radiator and uPVC window to the rear

Bedroom Three

Last but certainly not least the spacious third bedroom makes a roomy single or ideal home office, having wall mounted radiator and uPVC window to the rear.

Family Bathroom

The sleek family bathroom with its high ceiling is the perfect spot to relax and unwind, having low flush WC, vanity unit with sunken wash hand basin and bath with shower over, shower screen in place, decorated in neutral tones, with splash back tiles, tiled floor, spot lights to ceiling, modern wall mounted radiator and uPVC frosted window to the side.

Exterior

The front of this Edwardian property oozes kerb appeal, having a paved front which you could easily convert to a drive if wanted, currently with raised flower bed to border and having established plants and shrubs adding to the beauty, side gate leads to entrance as well as access to the rear if needed.

To the rear is a fully enclosed, low maintenance garden, mainly paved making this an ideal spot for seating and enjoying the warmer months, having a decorative pebbled area to the back of the garden as well as the border, with established trees, plants and shrubs scattered throughout the area not only adding to the privacy of this space but also the beauty. Double gates to the side open to allow for off road parking through shared access should it be needed.

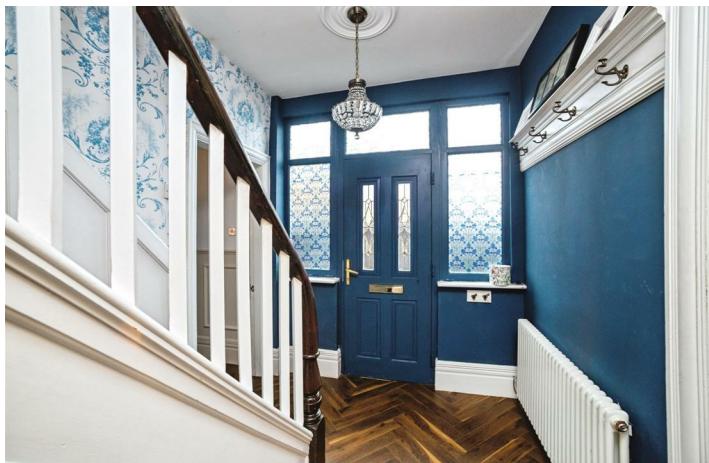
Floorplan



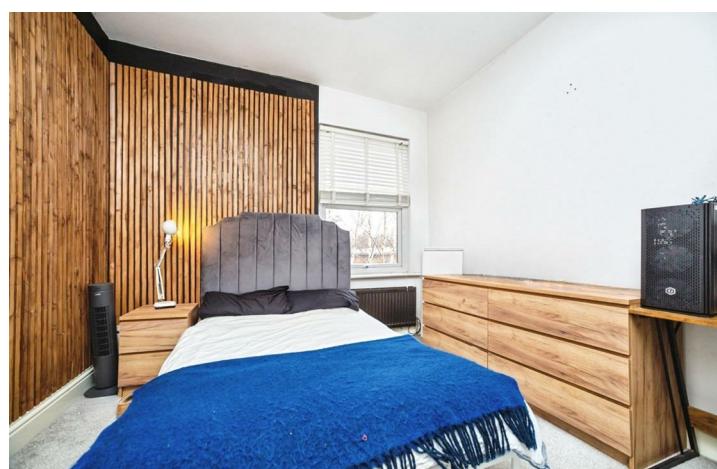
Total floor area: 146.9 sq.m. (1,581 sq.ft.)

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

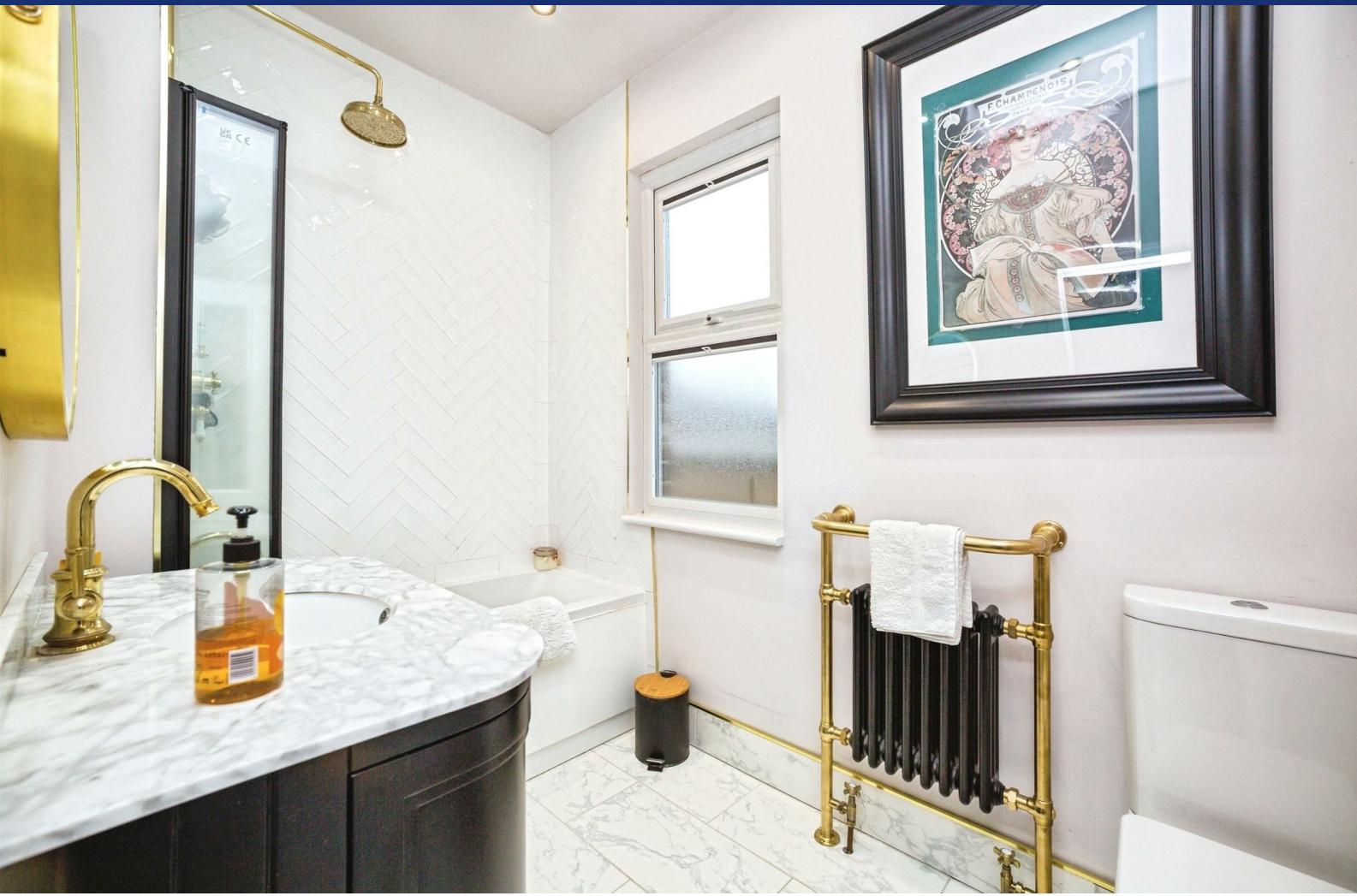
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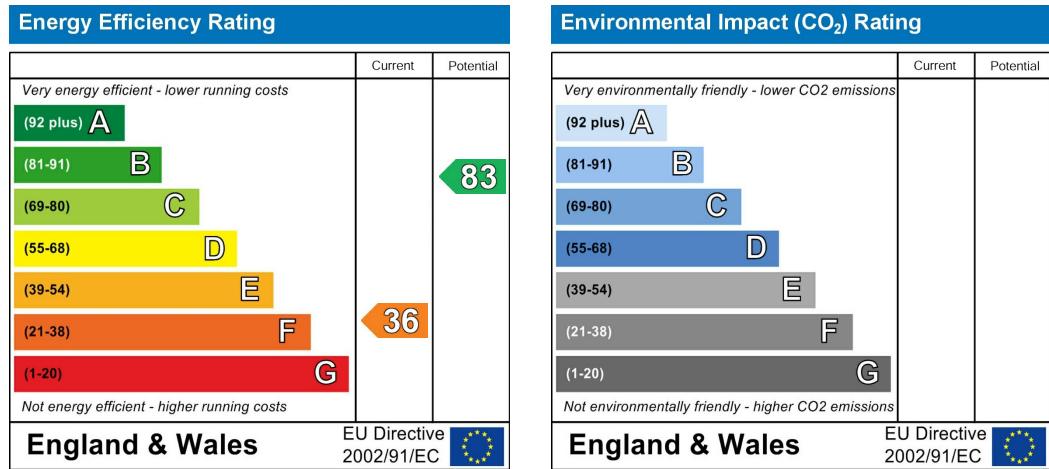
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Energy Efficiency Graph



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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