



## Wath Road

Elsecar, S74 8HJ

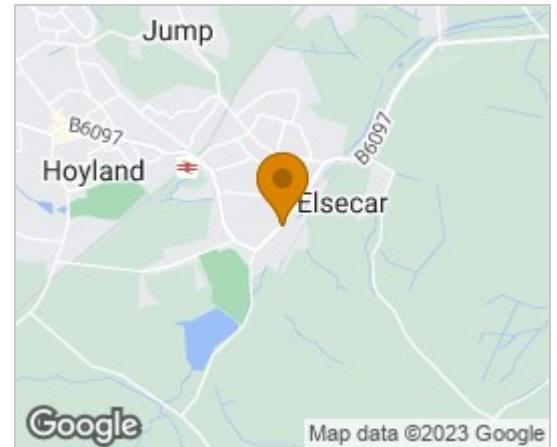
£1,100 Per Calendar Month



STEP INSIDE, THIS WELL PRESENTED, CHARACTERFUL 3 BED DETACHED STONE PROPERTY, in the heart of Elsecar's Conservation Area, close to local amenities including on the door step of Elsecar Heritage centre and Elsecar Park, serviced by good public transport links, surrounded by reputable schools, minutes away from the M1 and with direct roads leading to Sheffield, Barnsley and Rotherham. The property comprises of entrance hallway, living room with sun room, kitchen/diner, further reception room, downstairs bedroom, downstairs shower room, two double bedrooms, with additional nursery room, contemporary family bathroom, off road parking and good sized rear garden. Must be viewed to appreciate the size and surrounding area.



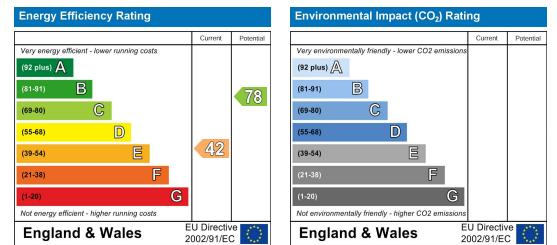
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.