



37 Melton High Street, Wath-Up-on-Dearne, Rotherham, S63 6QF

**Asking Price £135,000**

Ideally situated close by to the comprehensive amenities of Wath Upon Dearne, is this spacious Edwardian terrace property. Being well presented throughout, with impressive standards on offer, the property is fully double glazed with a recently renewed gas central heating boiler. Benefiting from separate reception rooms, there are spacious kitchen and bathrooms along with cellar and loft areas. With rear service road providing unallocated parking an early viewing is essential to fully appreciate.



## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## Wath Upon Dearne

Wath upon Dearne (also known as Wath-on-Deerne or simply Wath ) is a small town on the south side of the Dearne Valley in the historic county of the West Riding of Yorkshire and the Metropolitan Borough of Rotherham, South Yorkshire, England, lying 5 miles (8 km) north of Rotherham, almost midway between Barnsley and Doncaster. Wath can trace its existence back to Norman times, having an entry in the Domesday Book as Wad and Waith.

## Material Information

Council Tax Band - A

Tenure - Leasehold

Property Type - Mid Terrace

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Unallocated

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

## Entrance Hallway

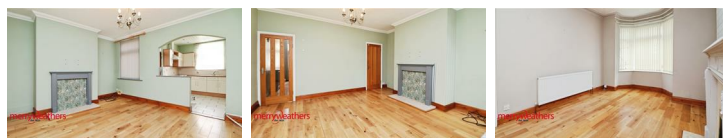
With a front facing entrance door, central heating radiator and stairs rising to the first floor accommodation and solid wood floor covering.

## Dining Room 11'3" x 15'7" (3.43 x 4.77)



With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset. Benefiting from a continuation of the solid wood floor covering.

## Lounge 13'1" x 14'11" (4.00 x 4.56)



With a rear facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with solid wood floor covering. There is a door leading to the cellar.

## Kitchen 9'6" x 11'3" (2.92 x 3.45)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with integrated items to include a dishwasher, fridge freezer with space and plumbing for an automatic washing machine. The room also hosts a side facing entrance door and tiled floor covering.

### Master Bedroom 11'9" x 10'11" (3.60 x 3.34)



With a rear facing upvc window, range of fitted wardrobes and central heating radiator.

### Bedroom Two 9'3" x 13'3" (2.84 x 4.05)



With a front facing upvc window and central heating radiator.

### Bedroom Three 5'4" x 13'3" (1.65 x 4.04)



With a front facing upvc window and central heating radiator.

### Bathroom 11'3" x 9'6" (3.44 x 2.91)

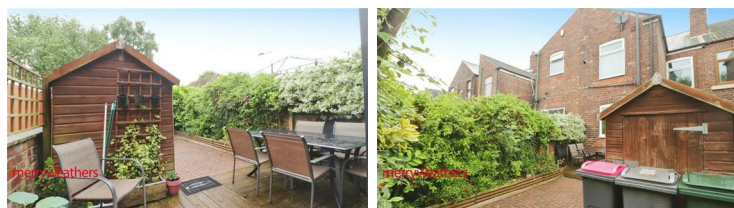


With a three piece suite comprising of a walk in shower with electric shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window. The bathroom is fitted with comprehensive storage including the gas central heating boiler.

### Landing

With fitted storage and providing loft access.

### External



To the rear of the property there is a service road, that provides unallocated parking. There is gated access to the rear low maintenance rear garden with garden shed.

### Freehold Purchase Pending

The leasehold began in 1902, with a 200 year lease. This is managed by Wath Pools Estate & Saville's Charity which has recently reformed a committee to extend the lease. Further information can be acquired via your conveyancing solicitor.



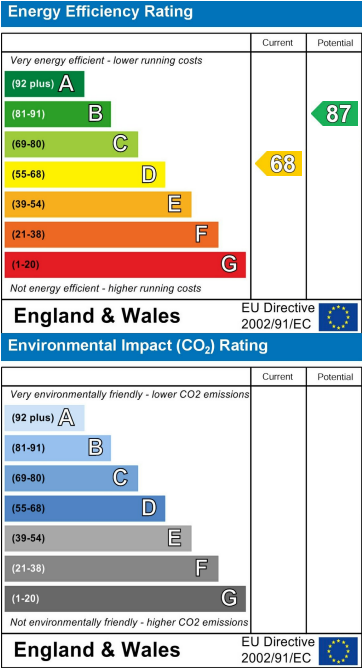
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

