



35 Wensleydale Road, Rotherham, S61 4BG

**Asking Price £140,000**

This three-bedroom terraced house is for sale in Rotherham and is suited to buyers seeking a property that needs renovation and offers scope for improvement. Set within a residential area of the town, the house provides access to local amenities, shopping and services in Rotherham town centre, including the High Street and the wider range of stores and leisure facilities at Parkgate.

Local green spaces such as Clifton Park offer play areas, gardens and a museum, while a choice of supermarkets and everyday facilities can be reached within a short drive.

Public transport is available from Rotherham Central station, which provides rail services to Sheffield in around 15 minutes and to Leeds in approximately 45–50 minutes, connecting further across the region. Bus links operate throughout the town and surrounding districts. The property falls within Council Tax Band A, offering one of the lower council tax charges locally.

### Entrance Hall

Property is accessed through a double glazed door.

### Lounge



Having a double glazed window, a radiator and an electric fire with fireplace.

### Kitchen



Having a range of wall and base units with a sink unit, gas hob and oven, space for washing machine, a double glazed window and a door leading to the rear garden.

### Downstairs W.C

Having a hand wash basin and low flush w.c.

### First Floor Landing

Having a storage cupboard.

### Bedroom One



Having a window and a radiator.

### Bedroom Two



Having a window and a radiator.

### Bedroom Three

Having a window and a radiator.

## Shower Room



Having a shower cubicle, hand wash basin and low flush w.c.

## Outside

To the front of the garden is a low maintenance garden area. To the rear is a patio area with lawned garden with two outside brick built storage sheds.

## Material Information

Council Tax Band A

Tenure Freehold

Property Type Terrace House

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 On street

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

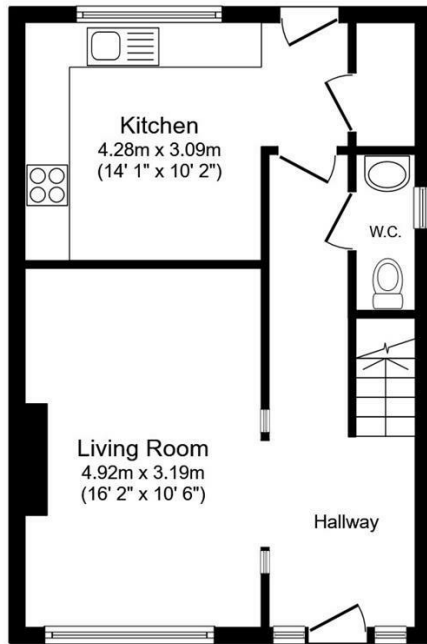
Accessibility features N/A

Coal mining area South Yorkshire is a mining area

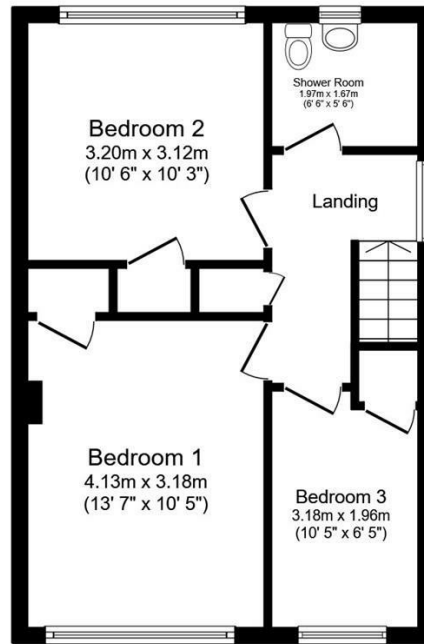
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

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

## Floor Plan



**Ground Floor**  
Floor area 42.7 sq.m. (459 sq.ft.)



**First Floor**  
Floor area 42.7 sq.m. (459 sq.ft.)

Total floor area: 85.4 sq.m. (919 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

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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