



129 Sandygate, Wath-Upon-Dearne, Rotherham, S63 7PN

**Guide Price £220,000**

\*\*\*GUIDE PRICE £220,000 - £230,000\*\*\*

This three-bedroom semi-detached house is offered for sale in Wath-upon-Dearne, Rotherham, and requires renovation, presenting an opportunity to update and configure to individual requirements. The property provides two reception rooms offering a traditional family layout with scope for improvement. It falls within Council Tax Band C.

Located in a popular residential area, the property is well placed for well-regarded local schooling and everyday amenities within Wath-upon-Dearne. Nearby green spaces such as Wath Park and Manvers Lake & Dearne Valley provide walking routes, play areas and leisure facilities. Road links via the A633 and A635 connect to Barnsley, Rotherham and Doncaster.

## Merryweathers

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## 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 - C  
Tenure - Freehold  
Property Type - Semi Detached  
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 - Driveway

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 timber entrance door, central heating radiator and stairs rising to the first floor accommodation.

## Lounge 13'0" x 14'2" (3.97 x 4.33m)



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.

## Dining Room 12'11" x 11'11" (3.94 x 3.65m)



With a rear facing bay consisting of an upvc door and central heating radiator.

## Breakfasting Room 7'8" x 11'3" (2.36 x 3.44m)



With a side facing entrance door, upvc glazed window and useful pantry area.

### **Kitchen 7'3" x 9'3" (2.22 x 2.84m)**



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and views over the rear garden.

### **Master Bedroom 12'0" x 14'3" (3.67 x 4.35m)**



With a front facing upvc bay window and central heating radiator.

### **Bedroom Two 11'10" x 12'11" (3.63 x 3.94m)**



With a rear facing upvc window and central heating radiator.

### **Bedroom Three 8'0" x 8'8" (2.44 x 2.66m)**



With a front facing upvc window and central heating radiator.

### **Bathroom**



Hosting a three piece suite comprising of a panelled bath, pedestal hand wash basin and shower cubicle.

### **Separate WC**

With low flush WC and opaque double glazed window

### **Garage**

Detached garage hosting power and lighting.

### **External**

To the front of the property is a driveway providing off road parking for more than vehicle. To the rear are attractive gardens, manly laid to lawn with garden shed.

## Floor Plan



## Area Map



## Energy Efficiency Graph

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

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