



14 Norton Road, Wath-Upon-Dearne, Rotherham, S63 6QD

£895 Per Month

**** UNEXPECTEDLY BACK ON THE MARKET ****

This neutrally decorated three-bedroom semi-detached house is To Let in Wath-upon-Dearne, Rotherham.

The property offers one reception room and a bathroom, providing a practical layout suited to a range of tenants. An EPC rating of D and Council Tax band B apply. The area is served by a choice of primary and secondary schools within the wider Wath and Dearne Valley locality, along with leisure facilities and cafés on and around the high street. This three-bedroom semi-detached house To Let represents a straightforward, neutrally presented rental option in a convenient South Yorkshire location.

Entrance Hallway

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

Lounge Diner 11'2" x 23'10" (3.41 x 7.27m)



Dual aspect room with a front facing upvc window and window to the rear overlooking the garden,, central heating radiator and the focal point of the room being the decorative fireplace with electric fire inset.

Kitchen 8'11" x 8'2" (2.74 x 2.49m)



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 cooking facilities to include an electric hob with electric oven and integrated microwave. There is a useful pantry area and side facing entrance door.

Master Bedroom 12'4" x 10'7" (3.77 x 3.24)



With a front facing upvc window and central heating radiator.

Bedroom Two 11'2" x 10'2" (3.41 x 3.11m)



With a rear facing upvc window and central heating radiator.

Bedroom Three 6'5" x 6'11" (1.98 x 2.12m)



With a front facing upvc window and central heating radiator

Bathroom



Hosting a three piece suite comprising of a panelled bath with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External



To the front of the property is a driveway providing off road parking, whilst to the rear are attractive family friendly gardens.

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.

Tenancy Information

Rent: £915
Deposit: £1032
Holding Deposit: £206
EPC Rating: D
Council Tax Band: B
Property Type: Semi Detached
Tenure: Freehold
Parking Type: Driveway
Restrictions: N/A
Construction Type: Brick
Heating Type: Gas Central Heating
Water Supply: Mains

Sewage: Mains
Gas Type: Mains
Electricity Supply: Mains
Building Safety: N/A
Rights and Easements: N/A
Flooding: Low

All tenants are advised to visit the Government website to gain information on flood risk.

<https://check-for-flooding.service.gov.uk/find-location>

Mobile/Broadband Coverage: All tenants 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>

Planning Permissions: N/A

Accessibility Features: N/A

Coal Mining Area: South Yorkshire is a coal mining area

All tenants 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>

Merryweathers

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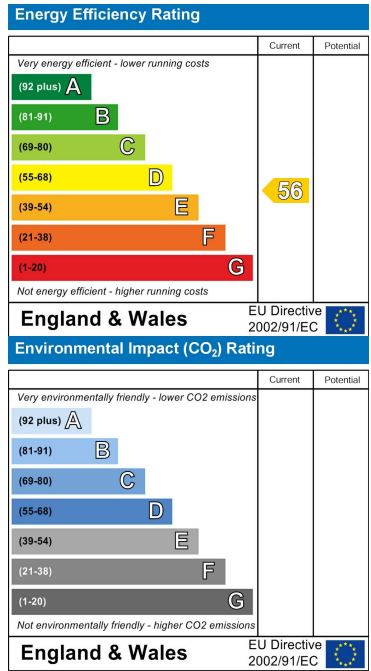
Floor Plan



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.

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