



135 Sandygate, Wath-Upon-Dearne, S63 7PN

**Asking Price £265,000**

Offered to the open market with no onward vendor chain is this well presented Two Bedroom Detached Bungalow. Exceptionally appointed there is a driveway providing off road parking, detached garage and immaculately kept laid to lawn gardens to the rear. Set back from the main road of Sandygate, protected by mature trees an early inspection is thoroughly recommended.



## 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 - C

Tenure - Freehold

Property Type - 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.

## AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

## Entrance Porch

With a front facing glazed entrance door and door entering the reception hallway.

## Reception Hallway



Front entrance door and access to the accommodation, hosting a central heating radiator

## Lounge 11'10" x 13'0" (3.63 x 3.97m)



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.

## Dining Room 11'3" x 12'0" (3.45 x 3.68m)



Spacious second reception room with side facing upvc window and central heating radiator.

## Kitchen 12'5" x 11'3" (3.80 x 3.44m)



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 cooking facilities to include a four ring gas hob with electric oven below and extractor hood above. With integrated items to include an automatic washing machine, fridge and freezer. With pantry hosting the gas central heating boiler.

### Bedroom One 11'10" x 13'0" (3.63 x 3.97m)



With upvc glazing, central heating radiator and range of fitted wardrobes.

### Bedroom Two 10'1" x 7'10" (3.08 x 2.39m)



To the front is a driveway providing off road parking which precedes the garage. To the rear is a pleasant secure garden, mainly laid to lawn with patio areas, ideal for relaxing.

### Shower Room



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

### Garage

Secured by a single up and over garage door, hosting power and lighting. There are also three outbuildings, one of which hosts the WC.

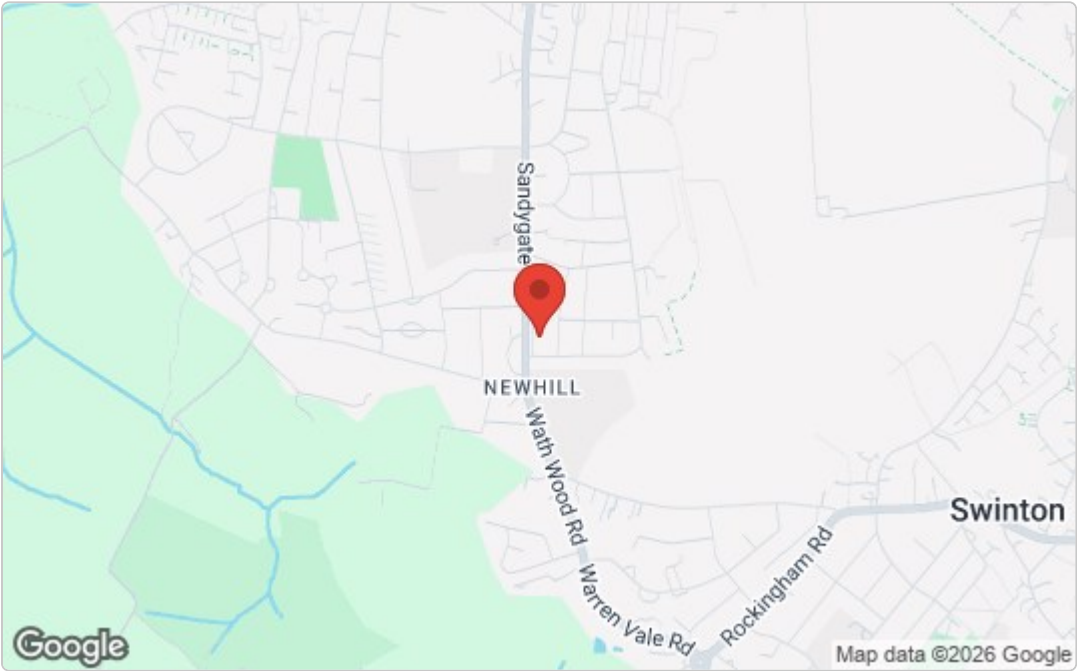
### External



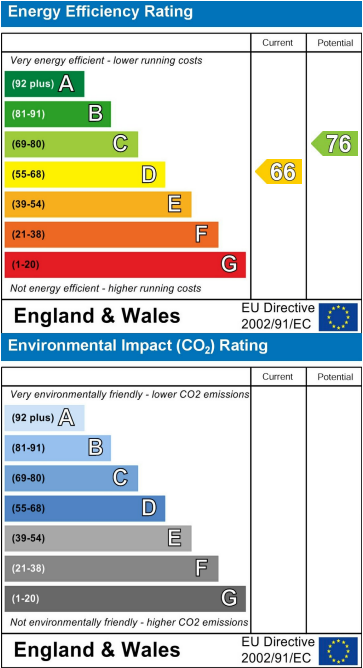
Floor Plan



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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