



71 Burman Road, Wath-Upon-Dearne, Rotherham, S63 7NG

Guide Price £165,000

*** GUIDE PRICE £160,000 - £165,000 ***

Situated to be within an envious school catchment area is this traditional three bedroom semi detached property. Benefiting from recent modernisation, including doors and windows, the property offers family sized accommodation with impressive gardens to the rear, mainly laid to lawn with well stocked borders including fruit trees and garden sheds.

Wath Upon Dearne

Wath upon Dearne (also known as Wath-on-Dearne 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.

Merryweathers

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Material Information

Council Tax Band - A

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

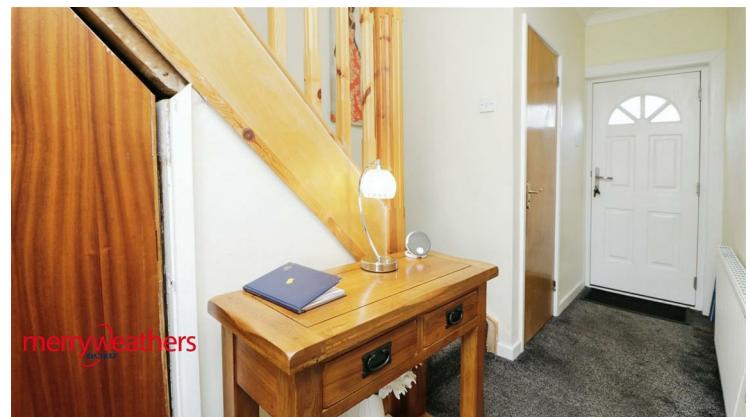
Accessibility features N/A

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 entrance door, central heating radiator and stairs rising to the first floor accommodation and useful under stair storage.

Downstairs WC



With low flush WC, wash hand basin, central heating radiator and opaque window

Lounge 13'10" x 11'10" (4.24 x 3.62)



With a front facing upvc 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, which has been capped off.

Dining Kitchen 10'9" x 19'1" (3.30 x 5.82)



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. There are cooking facilities to include an electric hob with separate split level oven.

With space and plumbing for an automatic washing machine, central heating radiator and central heating radiator.

Principal Bedroom 10'9" x 14'2" (3.29 x 4.34)



With a rear facing upvc window and central heating radiator.

Bedroom Two 10'3" x 10'10" (3.13 x 3.32)



With a front facing upvc window and central heating radiator.

Bedroom Three 7'11" x 8'3" (2.43 x 2.54)

With a front facing upvc window and central heating radiator.

Bathroom 7'11" x 7'8" (2.43 x 2.34)



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. With separate storage cupboard hosting the central heating boiler system.

Garage

The single prefabricated garage, is secured by a single up and over garage door hosting power and lighting.

External



To the front of the property is a driveway providing off road parking for more than one vehicle. To the rear are extensive gardens, mainly laid to lawn with well stocked borders including fruit trees. The garden extends beyond the tree line, providing additional storage / workshop.

Floor Plan



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		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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