



27 Chapel Street, Wath-Upon-Dearne, S63 7RL

Offers In Excess Of £350,000

This detached 4-bedroom property is for sale in Wath-upon-Dearne, a popular town within the Rotherham area. The accommodation includes two reception rooms, providing separate spaces for living and dining or family use, together with two kitchens and two bathrooms, offering flexibility for larger households or multi-generational living. The home has an EPC rating of C and falls within Council Tax Band E.

Chapel Street is well placed for Wath town centre, with its range of local shops, cafés and everyday amenities. Wath Library and local supermarkets are within easy reach, as are leisure facilities around the Manvers area, including Manvers Lake, which is popular for walks and water sports.

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

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.

Material Information

Council Tax Band - E

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

A right of way exists, please contact the branch for further details

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 Hallway



With a front facing hardwood, stained glass entrance door, central heating radiator and stairs rising to the first floor accommodation

Lounge



This well presented sitting room, with a UPVC double glazed bay window to the front, a central heating radiator, and a wood burning stove in a marble fire surround as its focal point. With double doors to the dining room.

Dining Room



Hosting a central heating radiator, parquet flooring and UPVC double glazed sliding doors leading through to the conservatory.

Conservatory



A spacious conservatory which wraps around the side of the house with windows overlooking the garden. With door leading into the garden and wall mounted electric heater.

Sitting Room



This cosy retreat hosts a central heating radiator, a UPVC double glazed window to the front and hardwood parquet flooring

Kitchen



Hosting with a range of wall and base units with solid wood doors and co-ordinating work surfaces & inset sink and drainer unit and the appliances such as the Range master cooker with a cooker hood above and space for a fridge. Benefiting from a pantry, central heating radiator and a UPVC double glazed window to the rear. Hosting a ceramic tiled floor and central heating radiator.

Utility



A well equipped utility room features a range of wall and base units with work surfaces and an inset sink and drainer. It offers plumbing for a washing machine and dryer, space for a dishwasher and fridge/freezer. With hardwood entrance door entering the garden, central heating radiator and wall mounted gas boiler.

Family Bath Room / Wet Room



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

Office / Side Porch

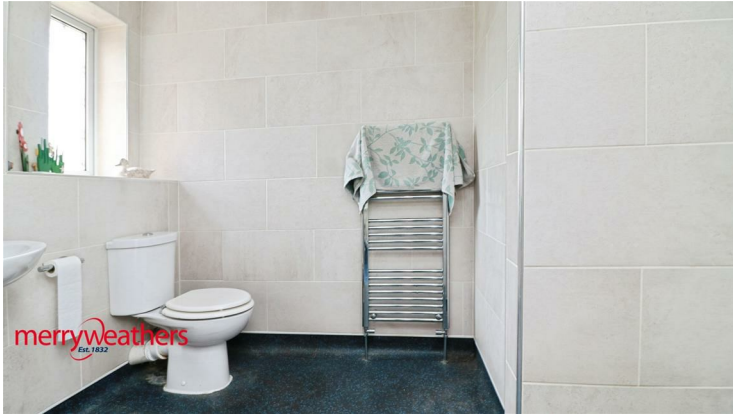
This neat space has parquet hardwood flooring, access to the loft and a hardwood door which opens onto the property.

Principal Bedroom



This front facing bedroom includes a central heating radiator and a UPVC double glazed window, along with fitted furniture.

En Suite



Partially tiled and includes a shower, W.C., and hand wash basin, complemented by a heated towel rail and a front facing UPVC double glazed window.

Bedroom Two



This front facing bedroom features a central heating radiator and a UPVC double glazed window.

Bedroom Three



This rear facing bedroom features a central heating radiator and a UPVC double glazed window.

Bedroom Four



This rear facing bedroom features a central heating radiator and a UPVC double glazed window.

Family



The bathroom comprises a shower, W.C., and hand wash basin. It also features a heated towel rail, tiled walls, and a rear facing UPVC double glazed window.

Double Garage

The double garage has power and light, with an electrically operated front door. A separate courtesy door provides additional access.

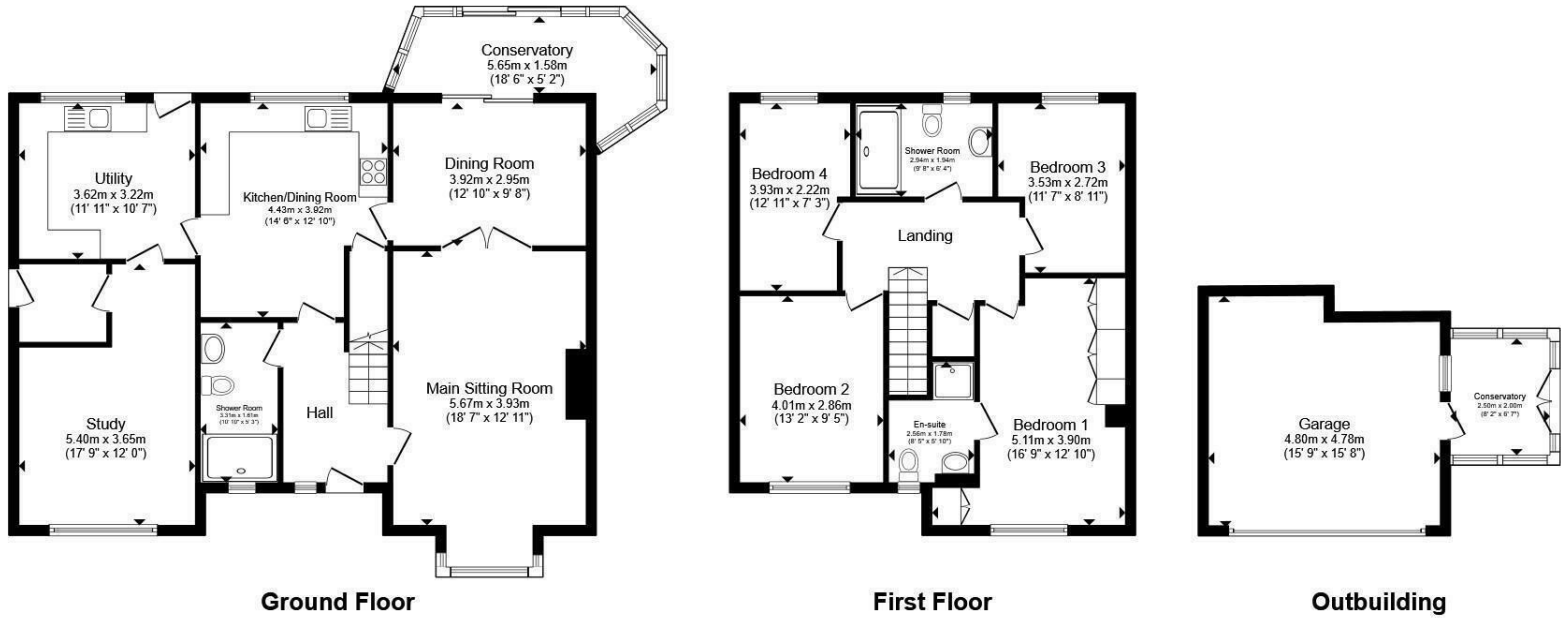
Garden Room

The garden room is fitted with UPVC double glazed windows and french doors offering easy access to the outdoor space

External

To the front of the property a driveway leading to a double garage, with a gate providing access to the rear garden. To the rear lies a low maintenance garden featuring an artificial lawn, ample paved seating area, outside tap, a plum and an apple tree, and a charming garden room. This outdoor space is perfect for entertaining.

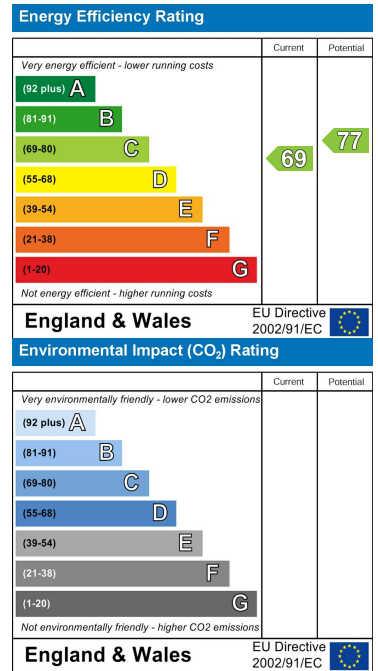
Floor Plan



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

www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044

