

28 Pinfold, Wath-Upon-Dearne, Rotherham, South Yorkshire, S63 6RT

Asking Price £142,500

****SOLD WITH TENANT IN SITU****

This modern property offers two double bedroom with an en suite facility serving the principal bedroom. With photovoltaic solar roof tiles which can generate a small return to the owner, the property itself is very energy efficient and would provide a perfect opportunity for an investor as currently realising an attractive rental income.

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 - B

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



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

Lounge 13'8" x 10'11" (4.18 x 3.35)



Dual aspect reception room with central heating radiator and upvc glazing.

Dining Kitchen 9'2" x 14'1" (2.80 x 4.31)



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 a four ring gas hob with electric oven and extractor hood above. Hosting the central heating boiler and rear facing entrance door.

Downstairs WC



With pedestal hand wash basin and low flush WC, central heating radiator and opaque double glazed window.

Bedroom Two 7'1" x 14'2" (2.17 x 4.32)



With rear facing uvpc window and central heating radiator.

Master Bedroom 11'9" x 10'11" (3.60 x 3.34)



With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes.

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.

En Suite



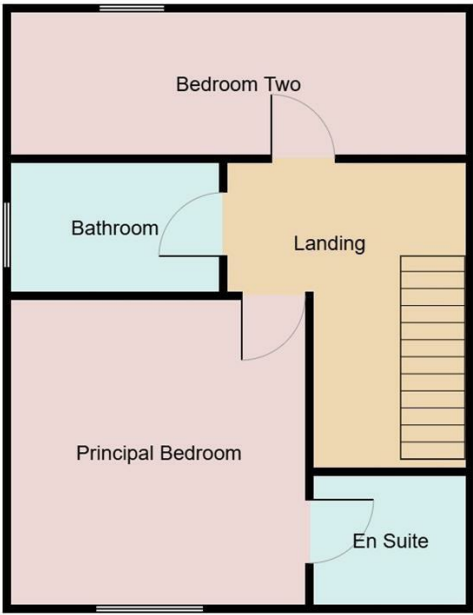
With a three piece suite comprising of a walk in shower, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window

External



To the front of the property is a small lawn area, with driveway providing off road parking to the side. To the rear is an enclosed rear garden, mainly laid to lawn with patio area and garden shed.

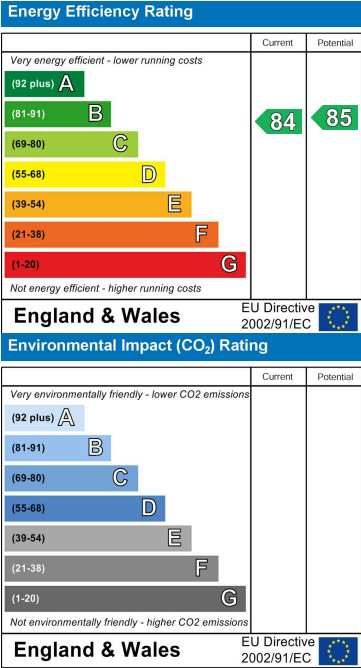
Floor Plan



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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