



Plot 6, Biscay Lane, Wath-Upon-Dearne, Rotherham, S63 6PT

**£385,000**

Quietly hidden within this exclusive development is this **EXECUTIVE THREE BEDROOM DETACHED NEW BUILD BUNGALOW**. Offered with exemplary standards within, the property benefits from gated access and Air source heating providing state of the art economic under floor heating. Ideally suited for local amenities and schooling within Wath Upon Dearne and ease of access to Rotherham and Barnsley.

**\*\*All images are for impressions and for illustration purposes only\*\***

## **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-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.

## **Specification**

- Air Source Heat Pump & Underfloor Heating System throughout
- Improved levels of Insulation, air tightness including triple glazing
- EV Charging point with options for Solar PV and battery storage
- 3 Generous double sized bedrooms
- Master Ensuite and Main Bathroom
- Ultra Modern High spec throughout including kitchen
- Aluminium Bi-folds leading to patio and large private garden
- Ultra fast broadband
- CCTV & Alarm system
- Circa 1300 SqFt Living space
- Exclusive private development with options to buy off plan

## **Material Information**

Council Tax Band - TBC

Tenure - Freehold

Property Type - Detached

Construction Type - Brick built

Heating Type - Air Source Heat Pump

Water Supply - Mains water supply

Sewage-Mains Drainage

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.

## 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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