merryweathers
Est. 1832

71 Melton Mill Lane, High Melton, Doncaster, DN5 7TE

Guide Price £170,000

GUIDE PRICE £170,000 - £175,000

Offered to the open market with no onward vendor chain is this Three bedroom semi detached property, offered within this semi rural location. With stunning views across the Dearne Valley to the front, the property hosts oil fired central heating and upvc double glazing throughout. With pleasant laid to lawn gardens to the rear an early viewing is 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.

Material Information

Council Tax Band - A
Tenure - Freehold
Property Type - Semi Detached
Construction Type - Brick built
Heating Type - Oil central heating
Water Supply - Mains water supply
Sewage-Mains Drainage
Gas Type - None
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 - Shared Access Leading to Parking
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 upvc entrance door, central heating radiator and stairs rising to the first floor accommodation

Lounge 12'1" x 15'7" (3.70 x 4.75m)

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.

Dining Kitchen 14'4" x 11'1" (4.39 x 3.39m)

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 space and plumbing for an automatic washing machine and access to the downstairs bathroom. There is also a useful pantry and utility area.

Downstairs Bathroom

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

Bedroom One 12'0" x 21'5" (3.68 x 6.54)

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

Bedroom Two 11'3" x 9'2" (3.45 x 2.80)

With rear facing upvc window and central heating radiator

Bedroom Three 8'2" x 9'7" (2.51 x 2.94m)

With rear facing upvc window and central heating radiator

Family Bathroom

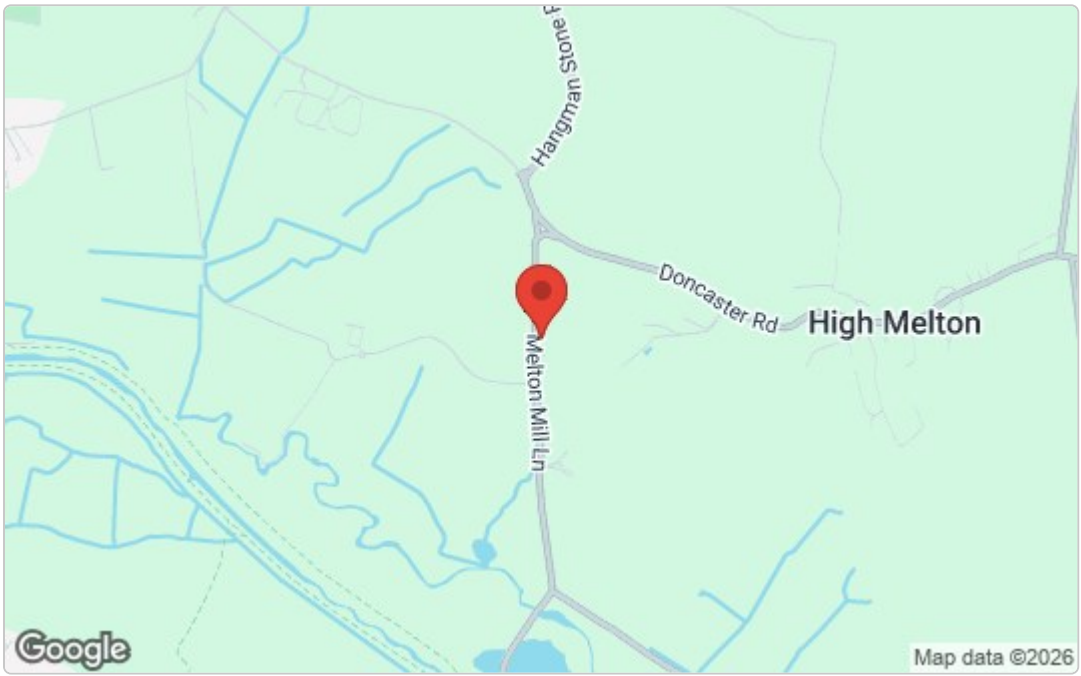
Hosting a three piece suite comprising of a panelled bath with shower attachment, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External

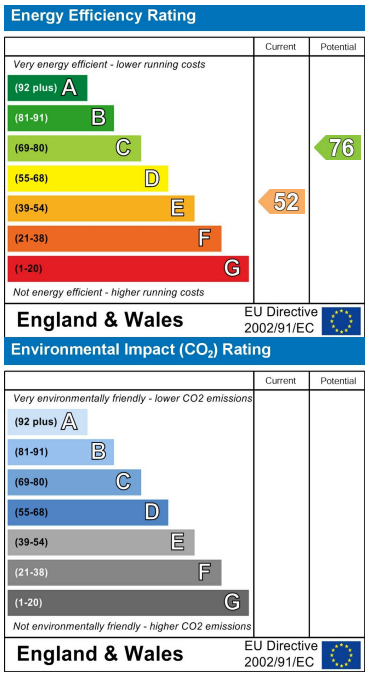
To the front of the property are open aspect views across the Dearne Valley with far reaching views of Emley Moor. There is a shared access driveway which in turn leads to off road parking. There are impressive laid to lawn gardens to the rear.

Floor Plan

Area Map



Energy Efficiency Graph



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