



37 Regency Road, Wath-Up-on-Deane, Rotherham, S63 6GF

**Asking Price £230,000**

Offered with exemplary standards within, is this well appointed and positioned semi detached family property. Placed upon this no through road, there is off road parking for more than one vehicle preceding the garage and good size low maintenance gardens to the rear. The property itself benefits from recent upgrades and is fastidiously presented making an early viewing essential.

## 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 - C

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 access to the ground floor accommodation.

## Lounge



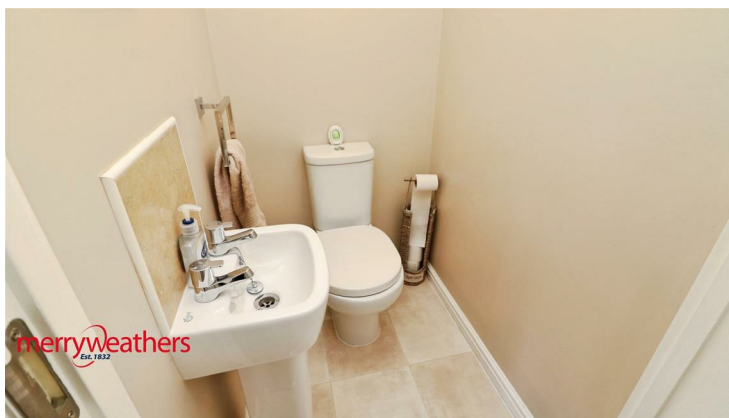
Pleasant reception room with aspect to the front.

## Kitchen



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with for ring gas hob, electric oven below with extractor above, space and plumbing for an automatic washing machine. With french doors entering the rear garden

## Downstairs WC



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

## Master Bedroom



Dual aspect master bedroom, with access to the en suite.



### Ensuite



Newly refurbished en suite complimenting the master bedroom.

### Family Bathroom



Stunning re modelled bathroom with three piece suite and rain fall shower.

### Bedroom Two



With rear facing aspect

### Garage

Integrated garage secured by up and over garage door.

### External

Excellent sized low maintenance garden, with artificial lawn and patio areas. Driveway to the front providing off road parking for more than one vehicle.

### Bedroom Three



With rear facing aspect

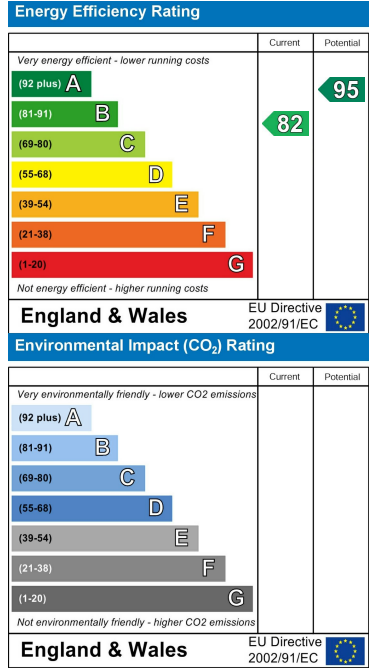
Floor Plan



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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