



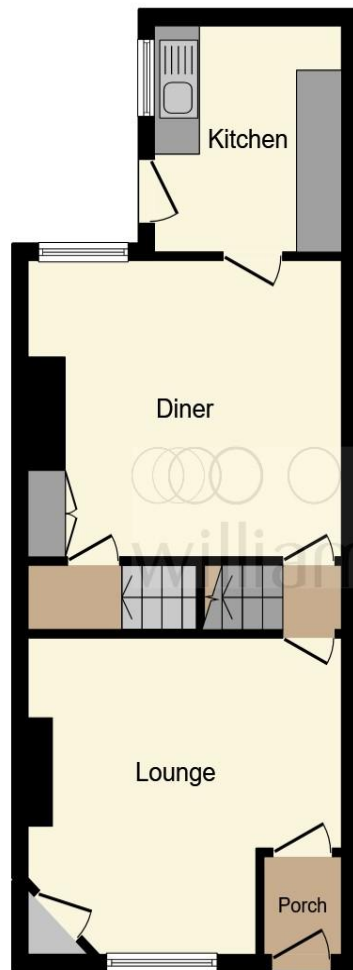
Barnsley Road, Wath-upon-Deane ROTHERHAM S63 6DE

welcome to

Barnsley Road, Wath-upon-Dearne ROTHERHAM

NEST OR INVEST! Situated in this popular location, excellently placed for local amenities, schools, shops & transport links, this spacious 2 bedroom terrace makes an excellent purchase for FTB & investors alike. Boasting a low maintenance rear yard & offered with NO CHAIN -CALL NOW!





Ground Floor



First Floor

Ground Floor:

Entrance Porch

Lounge

14' into recess x 12' 10" (4.27m into recess x 3.91m)

Dining Room

14' into recess x 12' (4.27m into recess x 3.66m)

Kitchen

9' 2" into recess x 8' 2" (2.79m into recess x 2.49m)

1st Floor:

Bedroom One

14' into recess x 12' 9" (4.27m into recess x 3.89m)

Bedroom Two

10' 1" into recess x 12' 2" (3.07m into recess x 3.71m)

Bathroom

Exterior:

Agents Note

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Barnsley Road, Wath-upon-Dearne ROTHERHAM

- Two bedroom mid terrace. Council Tax Band A. EPC C. Leasehold
- Popular location - excellently placed for local amenities, schools, shops & transport links
- Well presented accommodation - perfect for someone to get their own stamp on
- Low maintenance rear yard
- NO CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 200 years from 01 Nov 1902. Should you require further information please contact the branch. Please Note additional fees



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MXB116855](https://www.williamhbrown.co.uk/Property/MXB116855)



Property Ref:
MXB116855 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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