



11 Jackdaw Drive, Wath-Upon-Dearne, Rotherham, S63 7GN

Asking Price £165,000

*** FREEHOLD PROPERTY ***

For sale: a modern two-bedroom terraced house in Wath-upon-Dearne, Rotherham, offering well-planned accommodation and off-street parking. Located on a residential development in Wath-upon-Dearne, the property is within easy reach of Wath town centre, offering access to supermarkets, local shops, cafés and takeaways. Nearby green spaces include Manvers Lake and Wath Central Park, popular for walking, running and family activities.

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 - Mid Terrace

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.

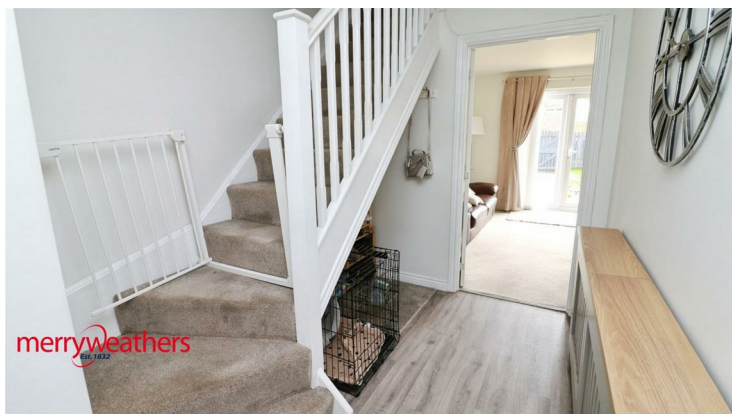
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

AGENT NOTES

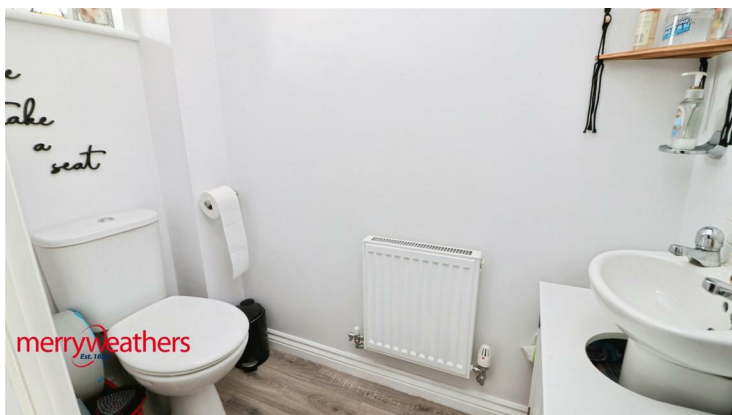
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Entrance Hallway



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

Downstairs WC



Kitchen 14'5" x 8'2" (4.40 x 2.50m)



Lounge 15'1" x 12'1" (4.60 x 3.70m)



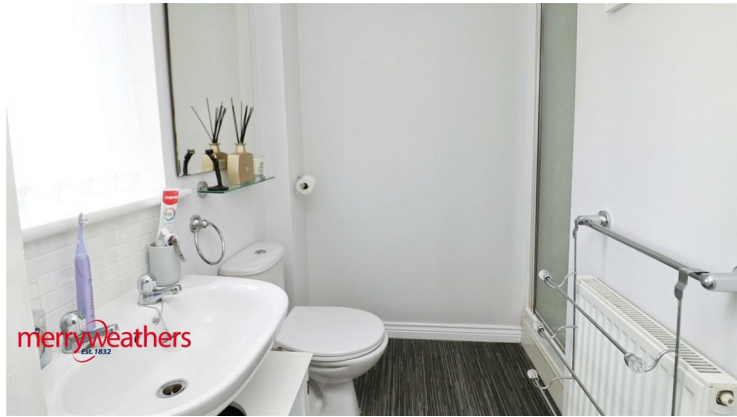
With rear facing upvc french doors entering the enclosed garden, central heating radiator and under stair storage.

Bedroom 13'9" x 9'2" (4.20 x 2.80m)



With a front facing upvc window and central heating radiator with access to the en suite.

En Suite



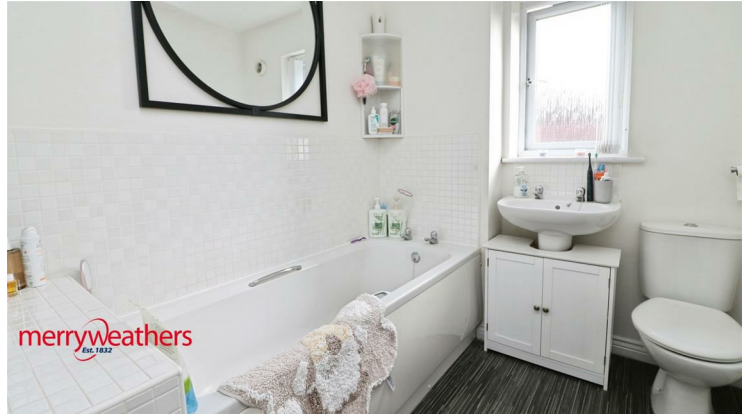
With a three piece suite comprising of a walk in shower with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Bedroom 12'9" x 8'6" (3.90 x 2.60m)



With rear facing upvc window and central heating radiator.

Bathroom



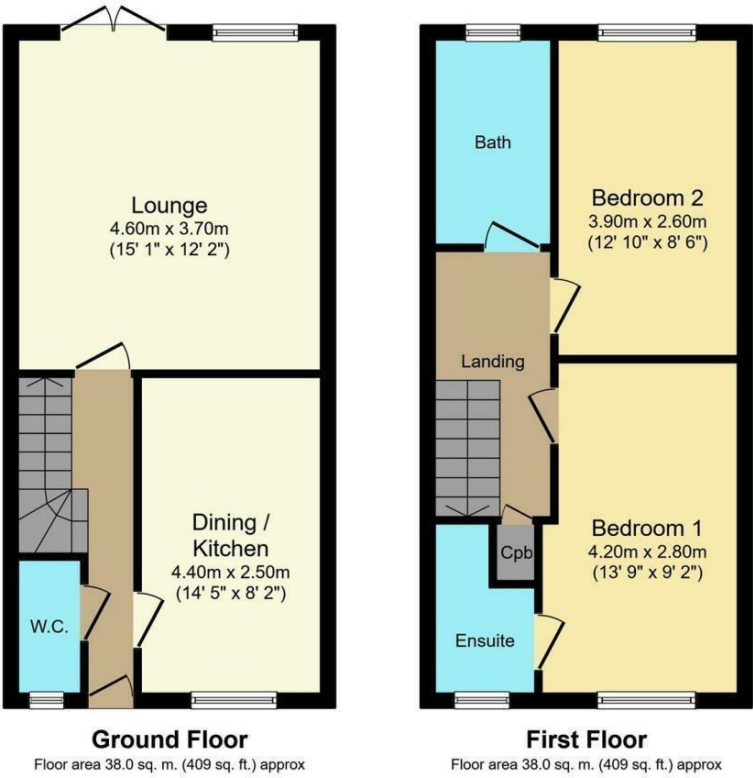
Hosting a three piece suite comprising of a panelled bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External



To the front of the property is off road parking for more than one vehicle, whilst to the rear is an enclosed garden.

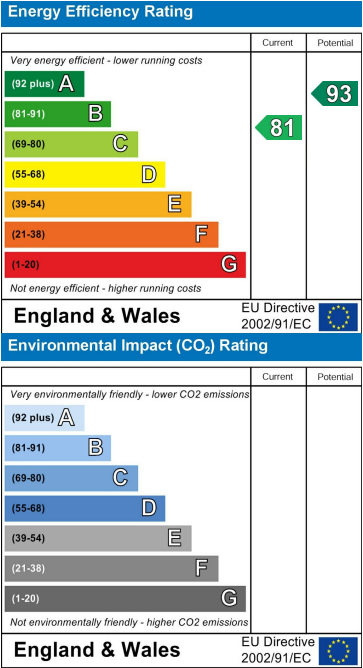
Floor Plan



Area Map



Energy Efficiency Graph



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