



Wath Road, Mexborough S64 9RQ

welcome to

Wath Road, Mexborough

HOME IS THE COMFIEST PLACE TO BE! A well-presented 2 bed stone-fronted terrace. Excellently placed for amenities, schools, shops & transport. Boasting a spacious kitchen/diner, lounge, cellar & low-maintenance rear yard.. Ideal for first-time buyers and investors alike. NO CHAIN - CALL NOW!



Agents Aml Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Lounge

A bright and welcoming living space featuring a front-facing window and entrance door, allowing plenty of natural light to flow through the room. Complete with a radiator for comfort, this versatile reception room provides an ideal setting for relaxing and entertaining.

Kitchen

Fitted with a range of wall and base units providing ample storage, complemented by a sink and drainer, electric oven, gas hob and cooker hood. Benefiting from a rear-facing window and door allowing access to the garden, along with a radiator and wall-mounted boiler. The kitchen also provides access to the cellar, offering useful additional storage space.

Landing

Providing access to the first-floor accommodation, the landing also benefits from access to the loft, offering useful additional storage potential. A practical central space connecting the bedrooms and bathroom.

Bedroom One

A generously sized principal bedroom featuring a front-facing window that fills the room with natural light, a radiator for year-round comfort, and a useful built-in storage cupboard providing practical space for clothing and personal belongings. Offering a bright and comfortable environment to relax and unwind.

Bedroom Two

A well-proportioned second bedroom featuring a rear-facing window that provides a pleasant outlook and plenty of natural light, along with a radiator for

added comfort. Offering versatile accommodation, the room is ideal as a guest bedroom, children's room or home office.

Bathroom

Fitted with a bath, hand wash basin and WC, this practical family bathroom benefits from a rear-facing window providing natural light and ventilation, along with a radiator for added comfort. Offering a functional and well-appointed space for everyday use.

Exterior

To the rear of the property is a low-maintenance patio area, providing an ideal space for outdoor seating, dining and entertaining during the warmer months. A pleasant outdoor space perfect for relaxing and enjoying the fresh air.

Agents Note

'There is an existing Right of Way at the property, please enquire with the branch for further details'



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welcome to

Wath Road, Mexborough

- Stone fronted 2 bedroom mid terrace. EPC D. Council Tax A
- Excellently placed for Mexborough High St, schools, shops & transport links
- Well presented throughout
- Spacious kitchen/diner, lounge, cellar
- Low maintenance rear yard

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB120545 - 0002

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.

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