

**TO LET**



**High Street, Wath Upon Dearne**  
**£925 pcm**

**MARTIN&CO**

## High Street, Wath Upon Dearne

Semi Detached House,  
3 bedroom, 1 bathroom

£925 pcm

Date available: 12th April 2024

Deposit: £1,067

Unfurnished

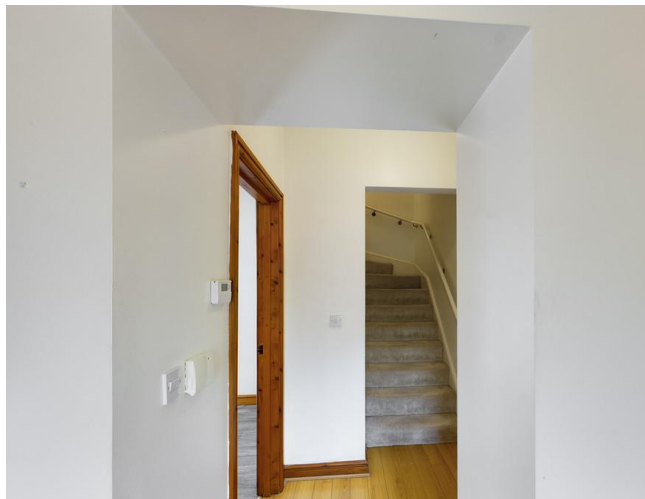
Council Tax band: B

- Located in heart of Wath upon Dearne
- Close to transport links
- Great entertaining space
- Gas central heating throughout
- Off road parking
- Modern finish throughout
- Garage

Originally a two bedroom cottage, this property has undergone a complete renovation and is now a unique spacious three bedroom cottage.

It has been renovated to a very high standard and viewing is highly recommended. Downstairs, there is a good sized lounge and a large kitchen and dining area complete with oven & hob.

Upstairs there are two double bedrooms, one single bedroom/study and a family bathroom with a shower over



the bath. All bedrooms are neutrally decorated with neutral carpets. The property benefits from high ceilings throughout and due to the large windows is very light.

To the rear of the property is a good sized enclosed garden that enjoys sunshine all day due to being south facing. There is a large patio area leading to an outside toilet and a utility room. The property benefits from a garage with a remotely operated electric door and a driveway.

Viewing is highly recommended to appreciate the standard of this property.

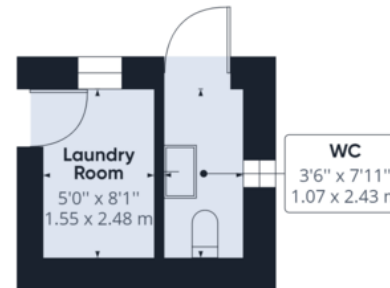
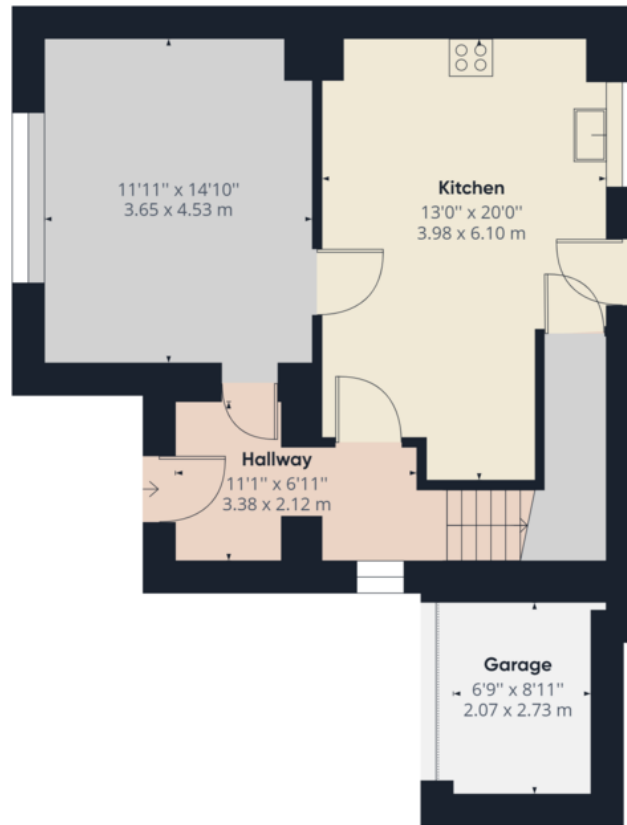


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	81
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		70	80
EU Directive 2002/91/EC			

Address:  
High Street, Deane





Approximate total area<sup>(1)</sup>  
 683.10 ft<sup>2</sup>  
 63.46 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to

## Martin & Co Rotherham

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

