

**TO LET**



**Humphry Davy House, Golden Smithies Lane**  
**£550 pcm**

  
**MARTIN&CO**



# Humphry Davy House, Golden Smithies Lane

Apartment,  
1 bedroom, 1 bathroom

£550 pcm

Date available: Available Now

Deposit: £634

Unfurnished

Council Tax band: A

- Modern apartment
- En-suite
- Open plan kitchen living area
- Storage cupboard
- Secure parking
- Available now
- 

Welcome to Humphry Davy House, where luxury and comfort meet affordability. Flat 67 is a modern one bedroomed apartment that boasts all the necessary amenities to accommodate single occupants or couples looking for a convenient and comfortable living experience.

As soon as you enter the apartment, you will be struck by the sleek and stylish interior design, which has been carefully crafted to maximise the space and provide a contemporary feel.



The kitchen is equipped with modern appliances, including an electric oven and hob, a fridge-freezer and a washer-dryer. This makes it easy for you to cook up delicious meals or whip up a quick snack without having to leave the comfort of your own home. The living area is bright and airy, with large windows allowing in plenty of natural light.

The bedroom is neutral and modern, allowing plenty of space for a double bed and furniture, and again with lovely big windows.

The bathroom is modern and stylish, with a walk-in shower.

Water bills are included in the rent, which makes budgeting a breeze. Additionally, the development benefits from excellent road links, with Junction 36 of the M1 to the west and Junction 36 of the A1(M) to the east. This makes it easy for you to travel to nearby cities such as Sheffield, Leeds and Manchester, or to explore the stunning natural beauty of the Peak District National Park.

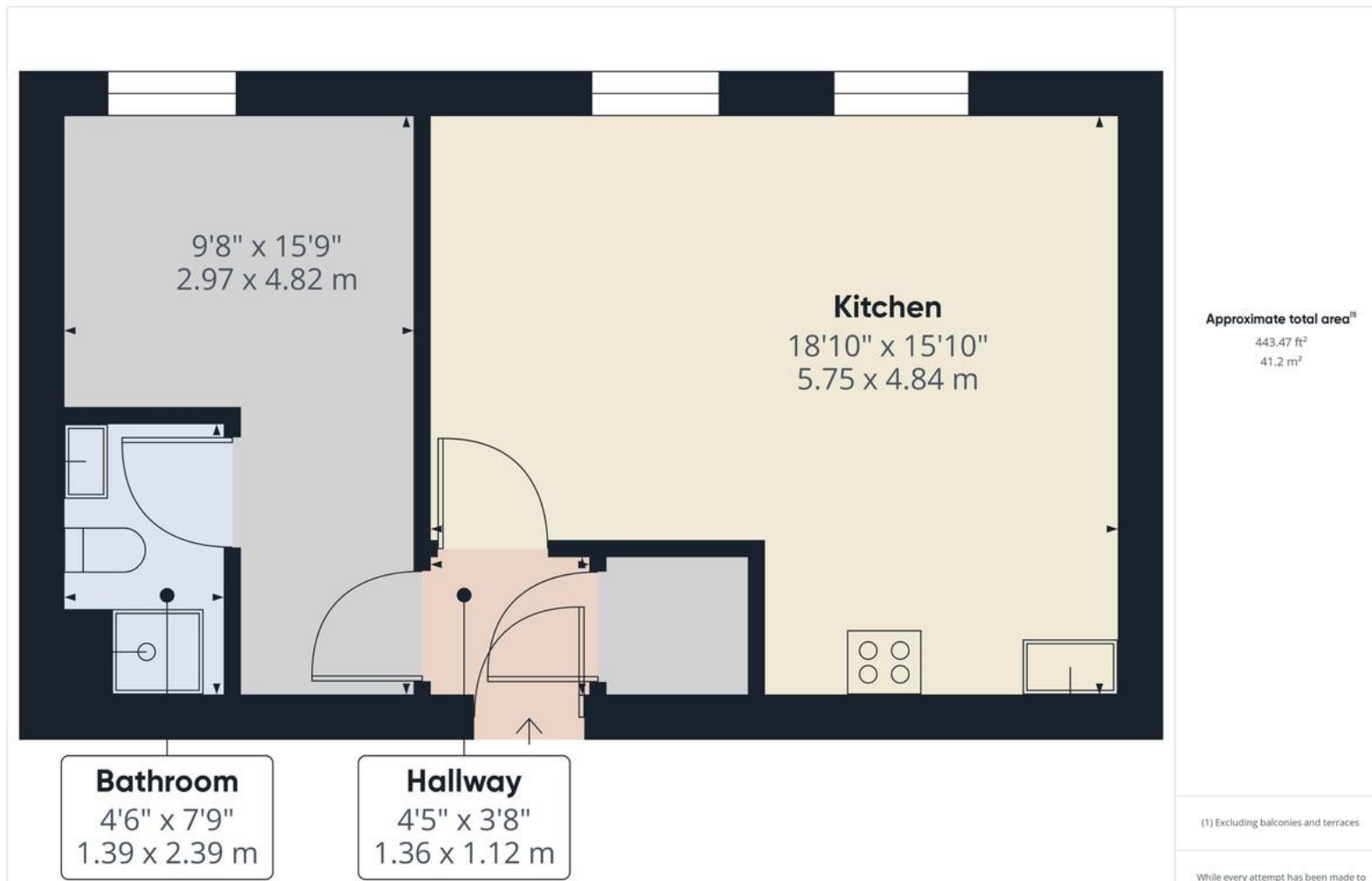
Humphry Davy House is a converted development of Studio, 1 Bedroom and 2 Bedroom apartments in Wath Upon Dearne. All the apartments have been completed to a high standard, with attention to detail to maximise space and provide a modern and open interior. The communal areas of the building are well-maintained, and there is a secure entry system to ensure your safety and peace of mind.



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

Address:  
Humphry Davy House, Golden Square, Wath



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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.

