



£140,000 OIRO

a Sandygate, Wath-upon-Deerne, Rotherham

Cottage | 1 Bedroom | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Stunning Stone Built Cottage
- Grade II Listed
- Outstanding Decor Throughout
- New Kitchen/ Bathroom
- Gated Community
- Desirable Location
- Allocated Parking Space
- NO ONWARD CHAIN...SIMPLY MUST BE VIEWED...!

Property Description

A QUIRKY COTTAGE, I WISH IT WAS MINE...CONVENIENTLY LOCATED & TOTALLY DIVINE...!

Uflit have the pleasure in marketing this fabulous Grade 2 listed, one bedroom stone built cottage, located in the heart of Wath-Upon-Dearne within walking distance of local amenities and schools.

Main Particulars

A QUIRKY COTTAGE, I WISH IT WAS MINE...CONVENIENTLY LOCATED & TOTALLY DIVINE...!

Uflit have the pleasure in marketing this fabulous Grade 2 listed, one bedroom stone built cottage with allocated parking, located in the heart of Wath-Upon-Dearne within walking distance of local amenities and schools. This beautiful home oozes character and boasts period features throughout whilst blending with the modern aspect of living. To the downstairs accommodation a modern open plan lounge diner with exposed beams opening to a stunning newly fitted kitchen with solid wood worksurface areas, stairs give access to the first-floor accommodation where a beautiful modern shower room and large bedroom compliment this outstanding cottage. Don't delay call Uflit today 01709 912 730.

Council Tax Band: B

Tenure: Freehold

Lounge/diner w: 4.84m x l: 2.79m (w: 15' 11" x l: 9' 2")

Entering through a stylish wooden door with glazed side panel into a stunning open plan lounge diner with beautiful original beams to the ceiling, new tiled flooring, radiator, front and side facing upvc windows and an opening to the kitchen. Carpeted stairs leading to the first-floor accommodation.

Kitchen w: 3.85m x l: 2.06m (w: 12' 8" x l: 6' 9")

A newly fitted modern kitchen featuring a range of anthracite shaker wall and base units with complimentary solid oak worksurface areas and matching upstands. Integrated appliances to include an electric oven and gas hob with black back panel. A continuation of the tiled flooring and side facing window. The kitchen also houses the new combi boiler installed in Sept 22 (with 8 years warranty remaining).

Landing

With beams to the ceiling, carpeted flooring and radiator. Doors gives access to the bedroom, shower room and storage cupboard.

Bedroom 1 w: 4.86m x l: 2.89m (w: 15' 11" x l: 9' 6")

A stunning bedroom with two front facing windows, original beams to the ceiling and bespoke overhead storage creates a feature. Carpeted flooring and two radiators.

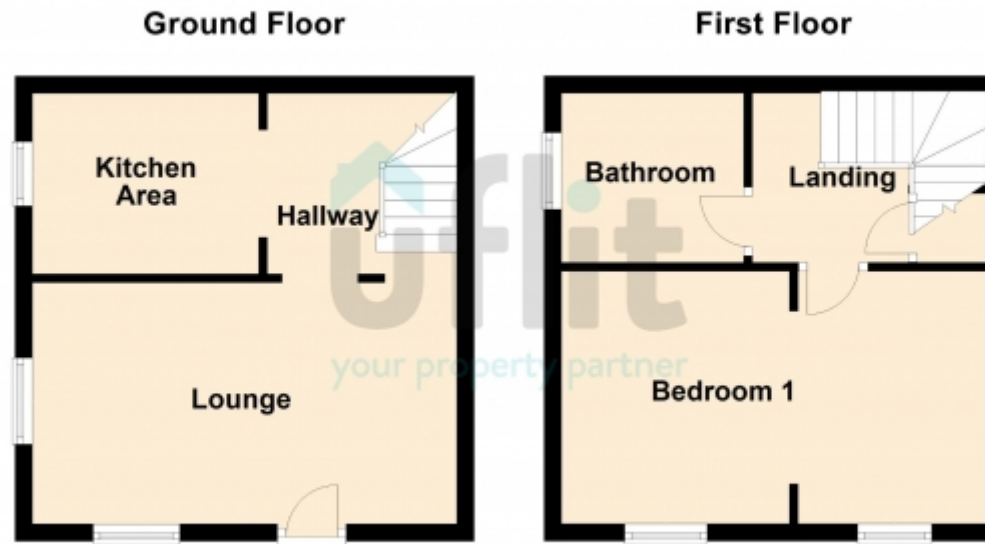
Shower Room

The standard continues into the bathroom, comprising of a low level wc, vanity wash hand basin with marble worktop and storage, shower cubicle with double shower and tiled back panels. Beams to the ceiling create a feature, side facing upvc window, partially tiled walls, laminate flooring and radiator.

Outside

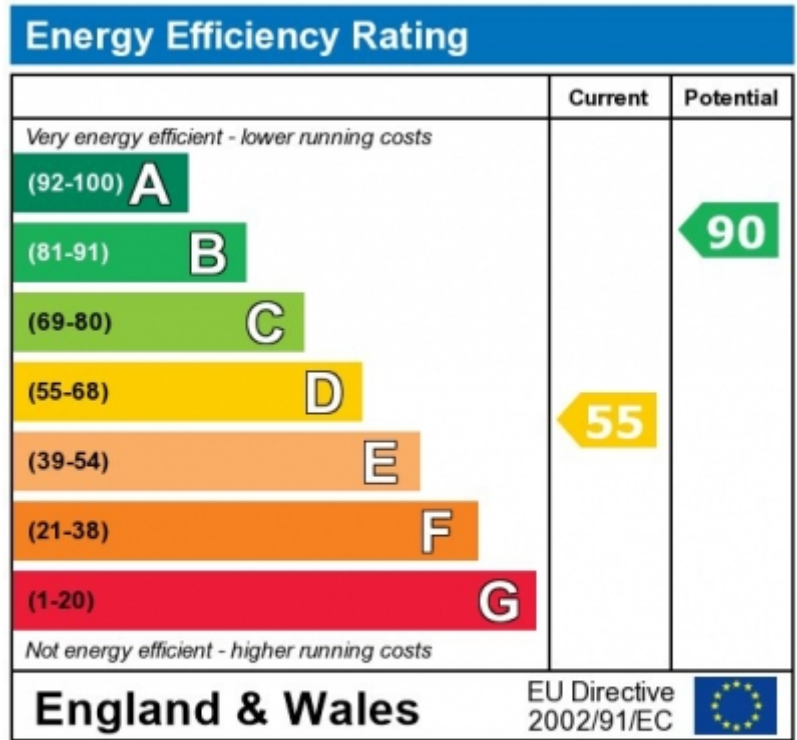
The property is set within a gated community and it has one off road parking space.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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