



46 Wath Road, Wombwell, Barnsley, Yorkshire, S73 0SE

£725 Per Calendar Month

Wow this property is centrally located for transport links through to Barnsley, Doncaster and Sheffield. The property is modern throughout and ready to move straight in, with a low maintenance garden to the rear. Just a short stroll to Wombwell high street offering a market, shops, pubs and eating venues. The area is also great for bus routes and has a train station nearby. Call our office today to arrange a viewing.

Lounge 13'3" x 12'9" (4.04m x 3.90m)



To the front elevation and accessed through the front door, is a fantastic sized living area with neutral décor with cream fitted carpet. UPVC double glazed Georgian bar windows and composite door.

Dining Room 9'11" x 9'6" (3.03m x 2.91m)



Good size dining room with neutral decoration, and access to the kitchen.

Kitchen 8'6" x 7'8" (2.60m x 2.36m)



A cream wooden fitted kitchen with oak effect work surfaces and beige tiles to the back splash. The stainless steel sink and drainer are perfectly positioned in line with Georgian bar window which allows natural light to flow through the kitchen into the dining room.

Bedroom One 13'3" x 12'9" (4.05m x 3.90m)



A spacious front facing bedroom with neutral decor and cream fitted carpet.

Bedroom Two 9'6" x 6'6" (2.90m x 2.00m)



This bedroom has been designed with built in storage to maximise the room space. With cream fitted carpet and neutral decor.

Bathroom



A white three piece fitted suite comprising of sink unit, bath with mixer shower, glass shower screen and a low flush wc. The bathroom is finished with mosaic effect pvc wall covering and finished with mosaic effect vinyl floor covering.

Outside



With potential parking to the rear and an enclosed rear blocked paved garden which is enclosed with a brick built wall and wrought iron gate to the boundary. To the front of the property is a small frontage with steps to the front door.

Tenancy Information

Rent: £725.00
Bond: £836.00
Holding Deposit: £167.00
EPC Rating: D
Council Tax Band: A
Property Type: Terraced
Tenure: Freehold
Parking Type: Street parking
Restrictions: N/A
Construction Type: Standard
Heating Type: Gas Central Heating
Water Supply: Mains
Sewage: Mains

Gas Type: Mains

Electricity Supply: Mains

Building Safety: N/A

Rights and Easements: N/A

Flooding: Low

All tenants are advised to visit the Government website to gain information on flood risk.

<https://check-for-flooding.service.gov.uk/find-location>

Mobile/Broadband Coverage: All tenants 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>

Planning Permissions: N/A

Accessibility Features: N/A

Coal Mining Area: South Yorkshire is a coal mining area

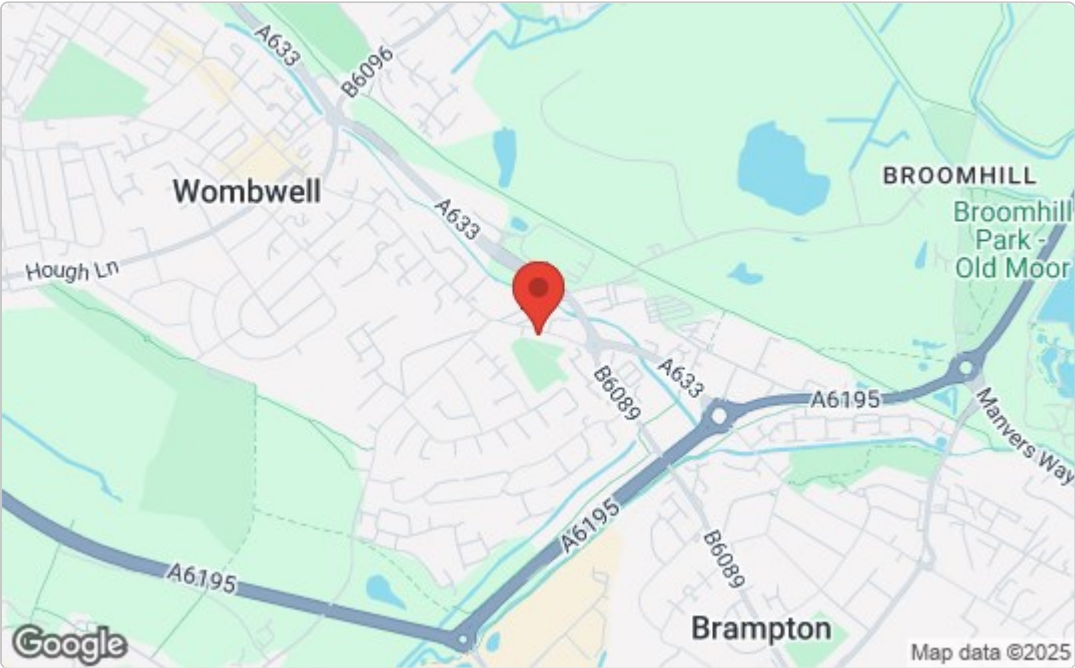
All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

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

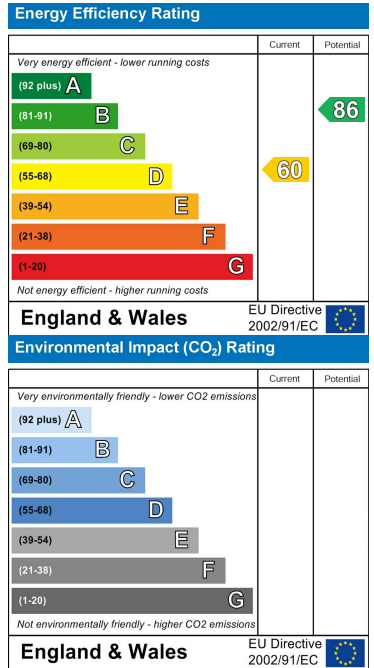
- Modern throughout
- Low maintenance garden
- Great for Cortonwood and Wombwell lane retail parks
- Viewing is highly recommended
- Seperate dining room
- Close local amenities
- Easy access to M1 motorway



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

