



21-23 High Street Wath-Upon-Don ~~Offers~~ In Excess Of £420,000
Rotherham
S63 7QQ

Rotherham

Bettermove are proud to present this 3 bedroom detached house along with two adjoining shops located on High Street, Wath-upon-Dearne.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the garages and the driveway.

The council tax band is A.

The ground floor features a spacious shop area with an adjoining kitchen. The shop space includes a large main room that leads to a central kitchen and scullery, offering ample storage at the rear. The first floor boasts an inviting sitting room, a pool/games room, two well-proportioned bedrooms, and a bathroom. The Second floor consists of a charming lounge and a third generously sized double bedroom. Additional features include a cellar, a large barn, and four garages, providing extensive space for potential development. Planning permission is also in place for a one-bedroom apartment in the barn located at the bottom of the driveway.

Located in the popular town of Wath-Upon-Dearne, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Bolton-Upon-Dearne train station (2.6 miles), various bus routes and the M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk