



Scholeys Wharf, Mexborough S64 0FA

welcome to

Scholeys Wharf, Mexborough

CONVENIENCE ON YOUR DOORSTEP! 2 double bedroom apartment. Beautifully presented throughout with balcony, stunning canal views, elevator access and allocated parking. Ideally located for shops, schools, transport links, canal walks and Mex High St. CALL NOW!



Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

The entrance hallway comprises of a central heating radiator.

Open Plan Lounge/Kitchen/Diner

Fitted with a range of modern high-gloss wall and base units with complementary work surfaces incorporating an electric oven, induction hob and cooker hood. Space and plumbing for a washing machine. Wall-mounted boiler, radiator and a window providing natural light.

Bedroom One

A spacious bedroom which has a central heating radiator, a UPVC double glazed window and a door leading through to the en-suite.

En-Suite

A stunning bathroom comprising a three piece suite including a shower, low flush WC and wash hand basin set within a vanity unit. Heated towel rail and an obscured window providing natural light.

Bedroom Two

Having a central heating radiator and a UPVC double glazed window.

Bathroom

A modern style & partially tiled suite, which comprises of a bath with a shower over, a W.C & a vanity hand wash basin, a heated towel rail and a UPVC double glazed window

Balcony

A decked balcony with stunning views over-looking the canal to the side. To the other side are delightful countryside views.

Parking

1 allocated parking space.



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welcome to

Scholeys Wharf, Mexborough

- 2 double bedrooms apartment- modern style block. Council Tax A. EPC B
- Excellently placed for amenities, schools, shops, transport links, canal walks & Mexborough High St
- Elevator access
- Beautifully presented & contemporary throughout
- Balcony

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1167.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB120403 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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