



34 Middlefield Road, Bessacarr, Doncaster, DN4 7EA



AVAILABLE IMMEDIATELY.....SUBJECT TO SATISFACTORY REFERENCING / IMMACULATE 3 BEDROOM SEMI DETACHED HOUSE / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / EXTENDED MODERN KITCHEN / GFWC / MODERN BATHROOM WITH SHOWER / EARLY VIEWING RECOMMENDED //

Located in this highly sought after residential location, a very smart traditional styled 3 bedroom semi detached house. Available immediately subject to satisfactory referencing. It has a gas radiator central heating system via a modern combination type boiler, pvc double glazing and briefly comprises: Long entrance hall with stairs to the first floor, spacious front facing lounge with a feature bay window double doors into what can be a separate dining area, extended fitted kitchen with modern white fronted units and a ground floor wc. On the first floor there are 3 bedrooms, 2 larger doubles and a single, plus a modern bathroom with a white suite which includes a shower over the bath. Outside are attractive gardens, mainly lawned plus a long side driveway and a garage. Close to local amenities including a variety of shops, Lakeside retail and leisure, and the city centre. Overall a very well maintained smart and tidy house and therefore an early viewing is recommended.

£1,050 PCM

ACCOMMODATION

ENTRANCE HALL

GROUND FLOOR WC

LOUNGE

4.20 x 3.55 (13'9" x 11'7")

DINING ROOM

3.93 x 3.35 (12'10" x 10'11")

KITCHEN

5.65 x 2.65 (18'6" x 8'8")

FIRST FLOOR LANDING

BEDROOM 1

4.0 x 3.6 (13'1" x 11'9")

BEDROOM 2

3.40 x 3.95 (11'1" x 12'11")

BEDROOM 3

2.15 x 2.0 (7'0" x 6'6")

BATHROOM

OUTSIDE

REAR GARDEN

LETTINGS AGENTS NOTES

Note to Tenants - AVAILABLE IMMEDIATELY subject to satisfactory referencing.

Central Heating - The property has a gas radiator central heating system fitted, via a combination type boiler.

Double Glazing - The property has PVC double glazing fitted.

Council Tax Band - Band C.

Broadband - Ultrafast broadband is available with download speeds of up to 10000 mbps and upload speeds of up to 10000 mbps.

Mobile Coverage - Coverage is available with Three, EE, 02 and Vodafone.

VIEWING By prior telephone appointment with horton knights estate agents on Doncaster 01302 760322.

OPENING HOURS Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

