merryweathers
Est. 1832









78 Manor Road, Askern, Doncaster, South Yorkshire, DN6 0BD

£750 Per Calendar Month

A recently refurbished three-bedroom terraced house to let in Askern, offering a new kitchen and bathroom, neutral décor, good-sized reception room and convenient access to local amenities, schools and transport links into Doncaster and beyond.

Entrance 3'3" x 3'10" (1.00m x 1.19m)
Entrance hall with stairs leading to the first floor

Lounge 14'2" x 13'4" (4.32m x 4.08m)



Spacious lounge with newly fitted grey carpets and a useful storage cupboard.

Kitchen/Dining area 9'4" x 16'5" (2.87m x 5.02m)



The kitchen features modern white units, contrasting worktops and integrated cooking appliances, alongside a dining area and direct access to the garden.

Bathroom 10'10" x 5'6" (3.32m x 1.70m)



The bathroom features a white suite comprising a bath, separate shower cubicle, wash basin and WC, complemented by marble-effect panelling and a heated towel rail.

Landing 2'7" x 8'2" (0.80m x 2.50m)
Leading to:-

Bedroom One 11'10" x 13'5" (3.62m x 4.09m)



Spacious bedroom with newly fitted carpets and a useful storage cupboard.

Bedroom Two 11'9" x 8'2" (3.59m x 2.49m)



Single bedroom with newly fitted carpets.

Bedroom Three 8'9" x 7'11" (2.67m x 2.42m)



Single bedroom overlooking the rear of the property.

External



To the front of the property is on street parking via Manor Road itself, whilst to the rear is a good sized garden.

Tenancy Information

Rent: £750.00
Deposit: £865.00 or Reposit Guarantee Scheme
Holding Deposit: £173.00
EPC Rating: C
Council Tax Band: A
Property Type: Terraced House
Tenure:
Parking Type: On Street Parking
Restrictions: N/A
Construction Type: Brick
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: Very 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

Floor Plan

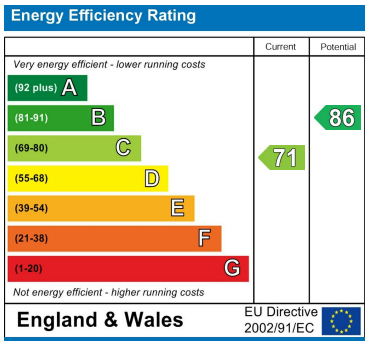


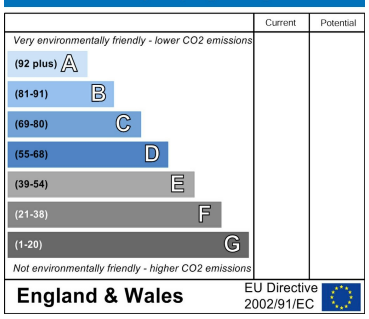
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

www.merryweathers.co.uk

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