



35 Bishopgarth Close, Doncaster, DN5 9TW

**Asking Price £150,000**

Offered to the market with a potential investment opportunity providing attractive rental yield is this end terrace property. Within the ever popular location within Bentley the property would also provide an ideal chance for the first time buyer. Ideal for well regarded local schooling and excellent commuter links.

## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - End Town House

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers 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>

Parking type - Allocated

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers 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>

We advise all clients to discuss the above points with a conveyancing solicitor.

## Entrance Hallway

With a front facing upvc entrance door and central heating radiator.

## Lounge 13'3" x 14'9" (4.06 x 4.50m)



With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset.

## Dining Kitchen 11'1" x 13'2" (3.40 x 4.03m)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine and upvc french doors entering the conservatory.

## Conservatory 9'5" x 12'6" (2.88 x 3.82m)



Built upon a brick base with upvc glazing to include an entrance door and enjoying views over the rear garden.

## Bedroom 8'9" x 11'2" (2.69 x 3.42m)



With two front facing upvc glazing, central heating radiators and fitted wardrobes.

### **Bedroom Two 6'9" x 11'0" (2.08 x 3.36)**



With upvc glazing and central heating radiator.

### **Bedroom Three 7'8" x 6'2" (2.36 x 1.90m)**



With upvc glazing and central heating radiator.

### **Bathroom**



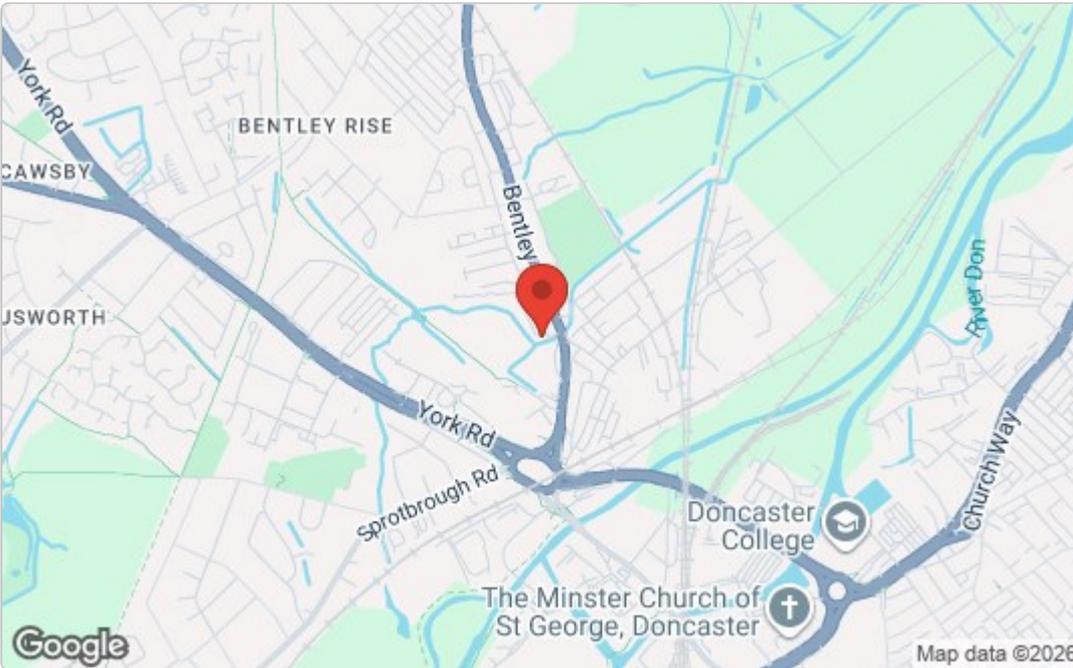
With a three piece suite comprising of a walk in shower with electric shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### **External**

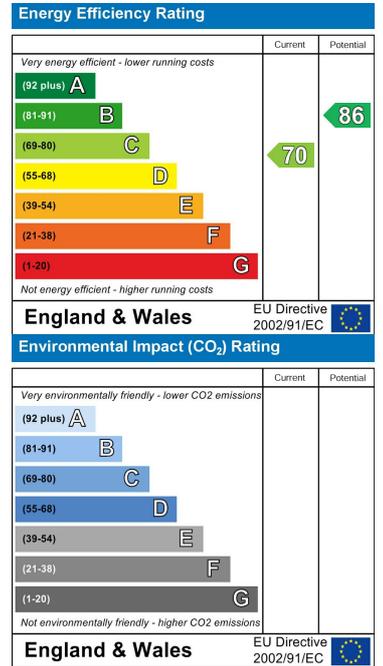
With allocated parking to the front, and small lawned garden to the rear benefiting from being fully enclosed.

# Floor Plan

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**Merryweathers Mexborough** 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: [mexborough@merryweathers.co.uk](mailto:mexborough@merryweathers.co.uk)

**Offices also at: Rotherham & Barnsley**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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