



6 St. Marys Walk, Sprotbrough, Doncaster, Yorkshire, DN5 7NZ

£1,000 Per Calendar Month

A modern well presented three bedroom 3 storey town house offered unfurnished located in this sought after village with views of Sprotbrough church. With single garage and driveway to the rear of the property, enclosed rear garden with lawns and patio area, access gate from the rear. Early Viewing essential.

Tenancy Information

Rent: £1,000

Deposit: £1,153 or Reposit Guarantee Scheme

Holding Deposit: £230.00

EPC Rating: C

Council Tax Band: D

Property Type: Town House

Tenure: Freehold

Parking Type: Driveway

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: 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-](https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

[internet/advice-for-consumers/advice/ofcom-checker](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

a f f e c t e d b y c o a l m i n i n g .

<https://www.groundstability.com/public/web/home.xht>

Entrance



With a front facing entrance door, central heating radiator and stairs rising to the first floor accommodation

Kitchen/Diner



This impressive kitchen is fitted with a comprehensive range of wall base and draw units, complete with appliances to include a four ring gas hob, with separate split level double oven below and extractor above. With access to the utility and rear facing upvc french doors.

Reception



With front facing upvc window and central heating radiator

Utility Room



With space and plumbing for an automatic washing machine and host the gas central heating boiler.

WC



With low flush WC and wash hand basin.

Bedroom Three



With upvc glazing and fitted wardrobes.

Family Bathroom



Hosting a three piece suite comprising of a panelled bath with thermostatic shower above, pedestal hand wash basin and low flush WC.

Living Room



With upvc glazing, laminate floor covering and feature fireplace.

Main Bedroom



With upvc glazing and fitted wardrobes.

Ensuite



With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC.

Bedroom Two



With upvc glazing and fitted wardrobes.

External

With paved patio to the rear and laid to lawn garden.
With gate leading to driveway and garage

Garage

Single garage secured by up and over door, preceded by parking space.

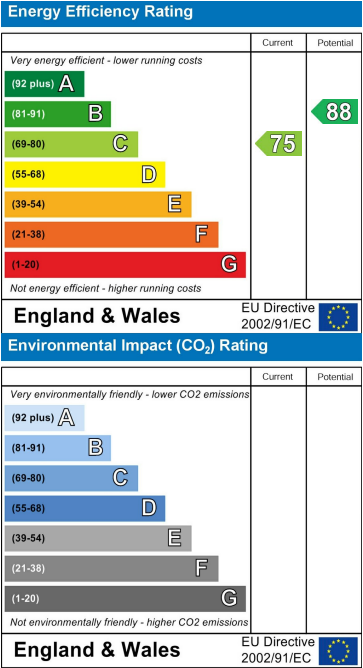
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.