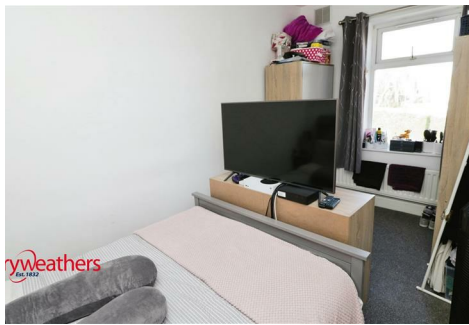




7 Redbourne Road, Bentley, Doncaster, DN5 0EH

Asking Price £110,000

Offered with the option of a sitting tenant, providing attractive rental yield and could be purchased as a large portfolio. Ideally situated near Bentley Park and ease of access to Doncaster centre, where rail networks are within easy reach. The property benefits from external wall insulation.

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 Terrace

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 - Driveway

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

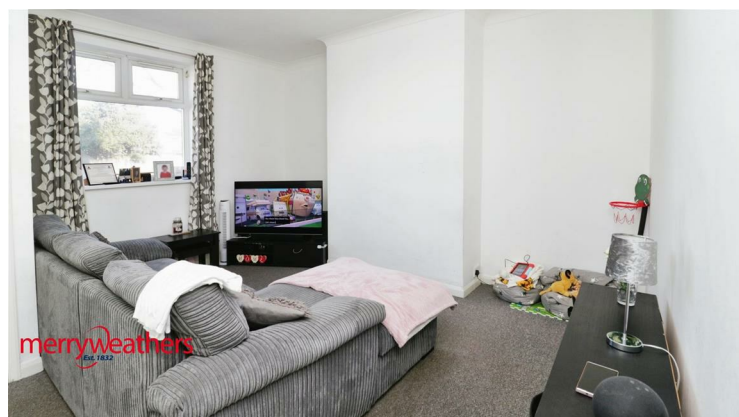
Coal mining area South Yorkshire is a mining area

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.

Lounge 13'10" x 13'2" (4.22 x 4.03m)



With a front facing upvc window and central heating radiator.

Dining Room 14'2" x 8'11" (4.33 x 2.73m)



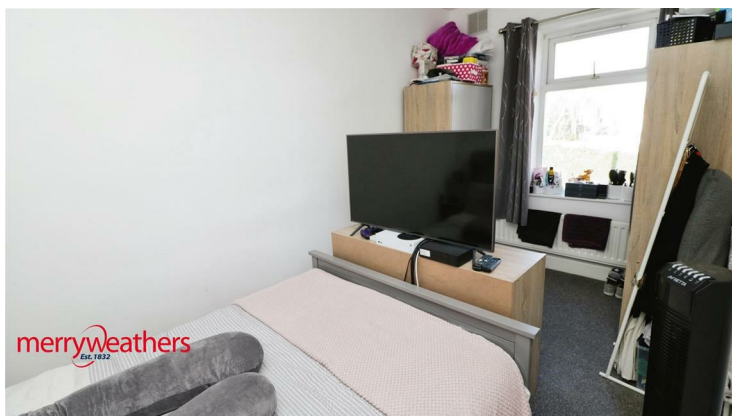
With a rear facing upvc window, central heating radiator and access to the kitchen.

Kitchen 8'10" x 5'4" (2.71 x 1.64m)



Set beneath the side 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, With central heating radiator and entrance door to the rear garden.

Principal Bedroom 7'10" x 14'4" (2.39 x 4.39m)



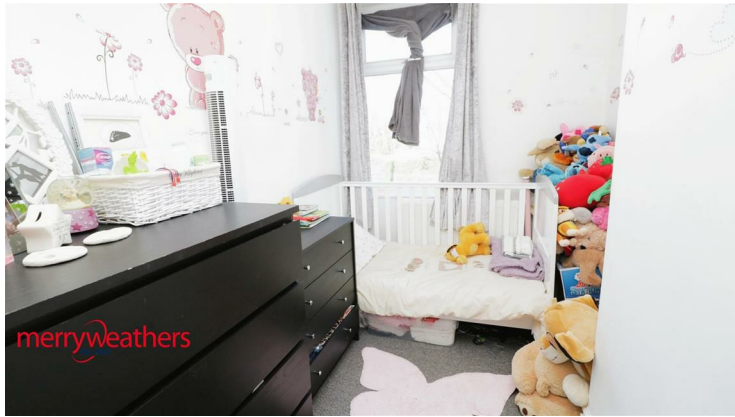
With a front facing upvc window and central heating radiator.

Bedroom Two 8'10" x 8'8" (2.71 x 2.65m)



With a rear facing upvc window and central heating radiator.

Bedroom Three 10'10" x 6'0" (3.32 x 1.84)



With a front facing upvc window and central heating radiator.

Bathroom



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

External

To the front of the property is on road parking via Redbourne Road itself, with enclosed low maintenance rear garden.

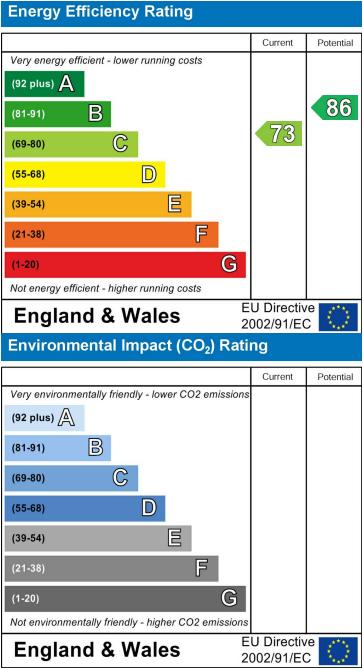
Floor Plan

Area Map



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.

Energy Efficiency Graph



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