merryweathers
Est. 1832

38a Daw Lane, Bentley, Doncaster, DN5 0PD

Asking Price £90,000

Offered with the option of a tenant in situ, is this two bedroom property set within the convenient location. With ease of access to the comprehensive amenities within Bentley itself, with Doncaster Town centre within easy reach.

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 - On Road
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 front facing uvpc window, central heating radiator and stairs rising to the first floor accommodation.

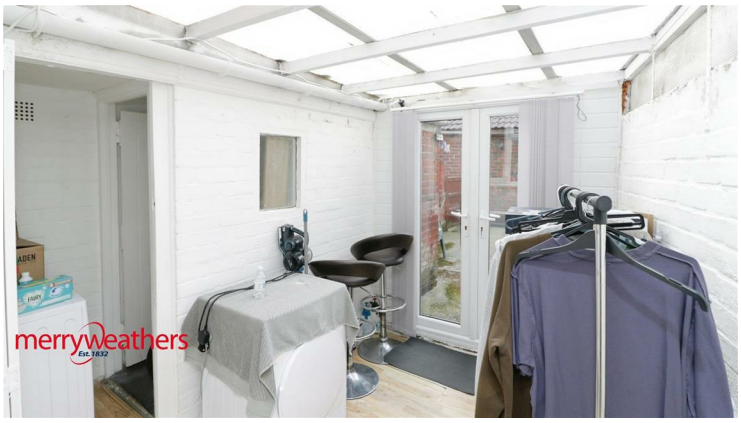
Lounge 10'8" x 11'6" (3.26 x 3.53m)

With a front facing upvc window and central heating radiator with feature fireplace.

Dining Kitchen 12'0" x 8'11" (3.68 x 2.73m)

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.

Conservatory 7'5" x 9'6" (2.28 x 2.91m)



With rear facing upvc french doors and access to the external WC

Bedroom One 14'2" x 11'8" (4.32 x 3.56m)

with front facing upvc window and central heating radiator

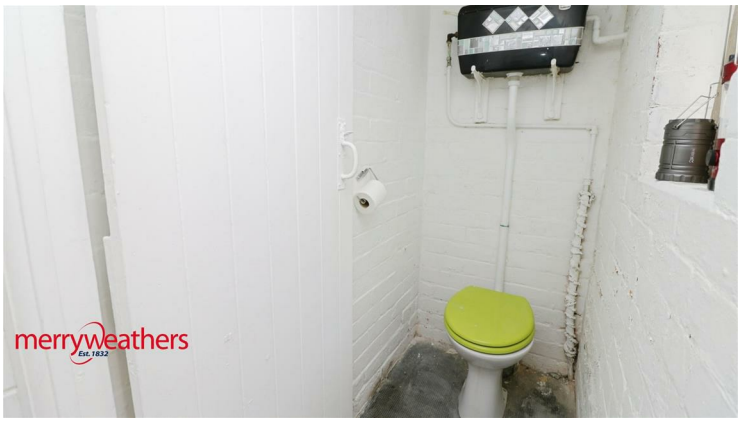
Bedroom Two 9'0" x 5'8" (2.76 x 1.74m)

With a rear facing upvc window and central heating radiator.

Bathroom

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

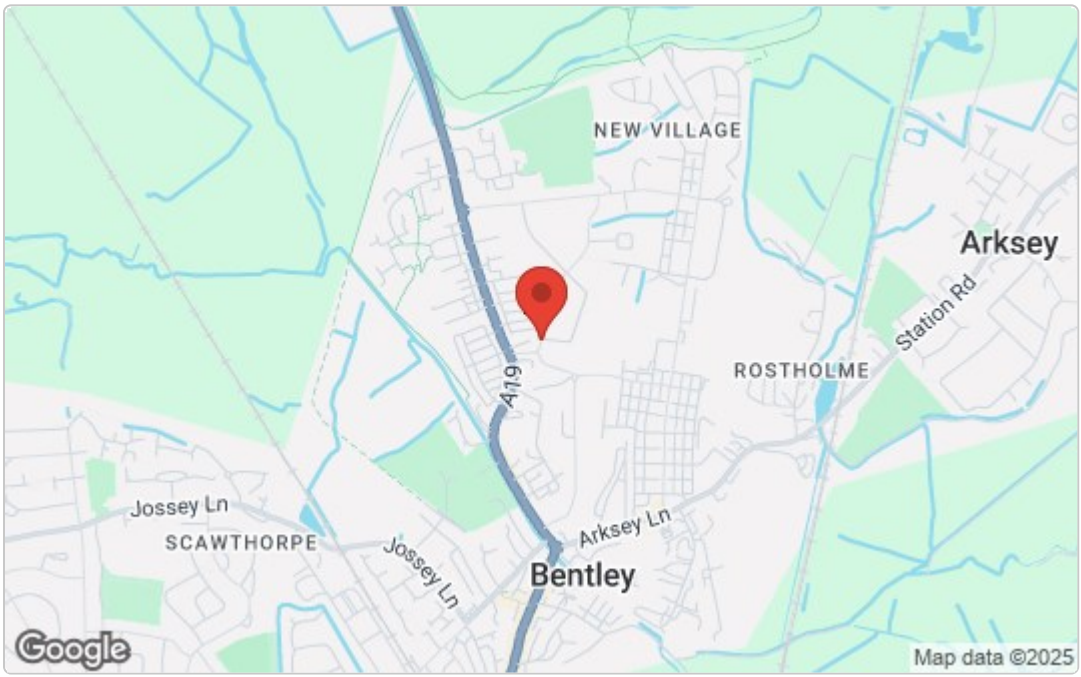
External



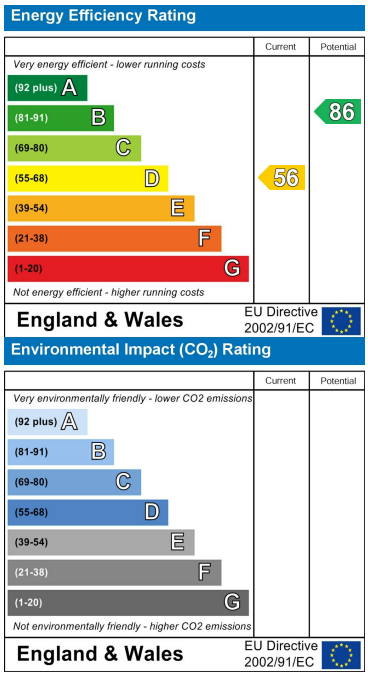
Enclosed yard to the rear, whilst to the front is on road parking on Daw Lane itself.

Floor Plan

Area Map



Energy Efficiency Graph



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