



**FOR SALE  
TO LET**

**Mexborough Estate  
& Letting Agents  
01709 590472**



Flat 6 Yorkfield Court, Swinton, Mexborough, S64 8GE

**Asking Price £66,000**

A modern two bedroom ground floor apartment offering two bedrooms, Ideal for first time buyer or investor alike. Offered to the open market with the option of a tenant in situ, situated within this ever popular location. Benefiting from allocated parking.

## **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.

## **Swinton**

Swinton is a suburban town within the Metropolitan Borough of Rotherham, in South Yorkshire, England on part of the west bank of the River Don. The town was once a centre for the manufacture of ceramics of international importance, and deep coal mining, glassmaking, canal barge-building and engineering. It is known as the site of the Rockingham Pottery, a world-renowned manufacturer of porcelain, although the factory closed in 1842.

## **Communal Entrance**

Secure entrance, giving access to private hallway.

## **Private entrance hallway**

Giving access to the accommodation.

## **Open Plan Kitchen / Lounge 21'7" x 13'1" (6.58 x 3.99)**

Set beneath the 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 two upvc double glazed windows and central heating radiator.

## **Bedroom One 10'2" x 9'2" (3.1 x 2.80)**

With double glazed window and central heating radiator.

## **Bedroom Two 10'0" x 7'4" (3.07 x 2.26)**

With double glazed window and central heating radiator.

## **Bathroom**

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

## **External**

With allocated parking and grounds maintained under the service agreement.

## **Leasehold**

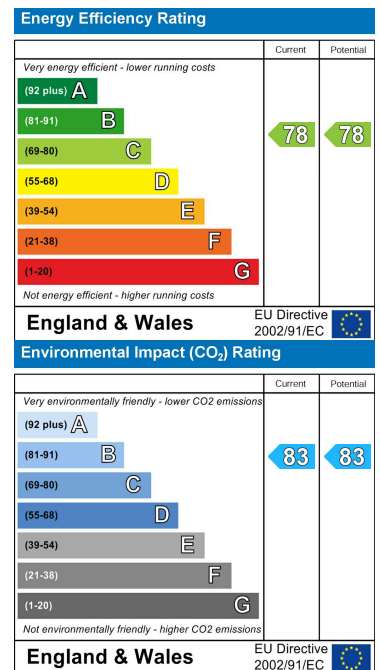
Term : 125 years from and including 1 January 2007 to and including 31 December 2131

## 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.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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