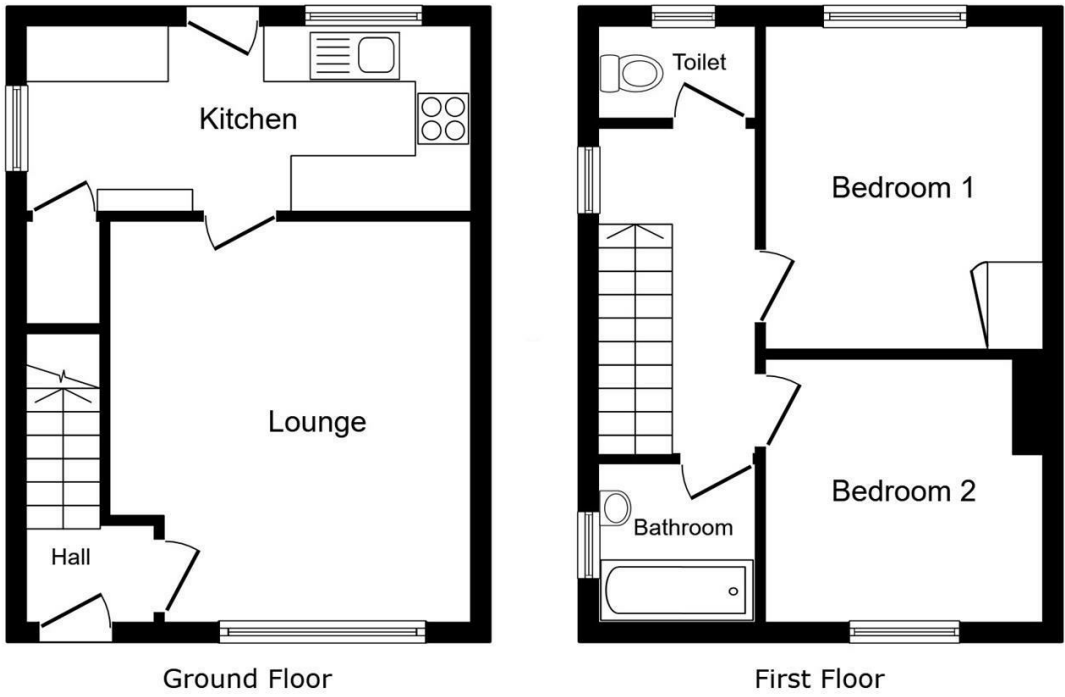


Floor Plan

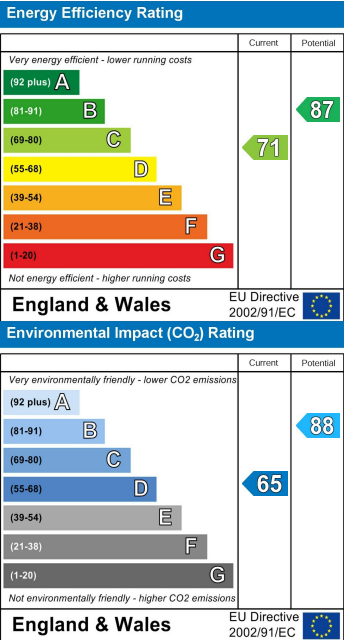


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



32 Millfield Road, Thorne, Doncaster, South Yorkshire, DN8 4DG
£800 Per Calendar Month

Situated in the charming town of Thorne, Doncaster, this modern semi-detached house is available from the 10th of August! This delightful property offers fantastic proximity to a variety of amenities. Residents will appreciate the convenience of nearby shops, cafes, and recreational facilities, all within easy reach. Additionally, excellent public transport links make commuting to Doncaster and beyond a breeze, providing access to the wider region.

For those concerned about financial commitments, Reposit, a deposit guarantee scheme offers a flexible alternative to traditional deposits, making this property even more appealing.

Do not miss the chance to make this lovely property your new home!

www.merryweathers.co.uk

Merryweathers (Commercial) Limited Shiphill, Rotherham, S60 2HG
Tel: 01709 537009 E-mail: commercial@merryweathers.co.uk

Offices also at: **Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044



Entrance

Providing access to:-

Lounge 14'11" x 10'9" (4.57 x 3.30)

Is a bright, neutrally decorated reception room and offers a spacious living space with a front facing UPVC window and feature fire place with electric fire.

Kitchen 6'0" x 18'2" (1.83 x 5.56)



Modern, rear facing Kitchen offering integrated appliances, dishwasher, fridge/freezer, oven and electric hob with extractor fan above and ample cupboards for storage. There's an external door leading to the rear garden.

Landing



Carpeted stairs and landing leading to:-

Bedroom One



With a rear facing UPVC window and central heating radiator, neutral décor and carpet. Including a built in storage cupboard.

Bedroom Two



Front facing UPVC window and central heating radiator, neutral decoration, finished with carpet to the floor.

W/C 5'5" x .226'4" (1.66 x .69)



Separate from the bathroom is the W/C, including an open back, close coupled WC.

Family Bathroom 5'10" x 4'9" (1.78 x 1.47)



Consists a modern bath with shower over and wash basin with vanity beneath, with low maintenance wall panelling for easy cleaning and a heated towel rail.

External



The enclosed garden to the rear has paving and lawned areas.

Tenant Information

Rent: £800.00
Deposit: £923.00 or Reposit Scheme
Holding Deposit: £184.00
Council Tax Band: A
EPC Rating: C
Property Type: Semi-detached House
Tenure: Freehold
Parking Type: On Street Parking
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-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 affected by coal mining.
<https://www.groundstability.com/public/web/home.xhtml>