merryweathers
Est. 1832

19 Redbourne Road, Bentley, Doncaster, DN5 0EJ

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.

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.

Mexborough

Mexborough is a town in the Metropolitan Borough of Doncaster in South Yorkshire, England. It lies on the estuary of the River Dearne, on the A6023 road, between Manvers and Denaby Main. Mexborough is located at the north eastern end of a dyke known as the Roman Ridge that is thought to have been constructed by the Brigantian tribes in the 1st century AD.

Material Information

Council Tax Band - A
Tenure - Freehold
Property Type - Terraced
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 12'0" x 14'0" (3.66 x 4.27m)

With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset (untested)

Dining Kitchen 15'3" x 10'11" (4.66 x 3.33m)

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. With space and plumbing for an automatic washing machine,

Downstairs Bathroom 9'1" x 5'9" (2.79 x 1.76m)

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

Conservatory
Providing additional live space with rear upvc entrance door entering the rear garden.

Bedroom One 15'7" x 11'11" (4.77 x 3.64m)

With two front facing upvc windows and central heating radiator.

Bedroom Two 8'0" x 11'0" (2.46 x 3.36m)

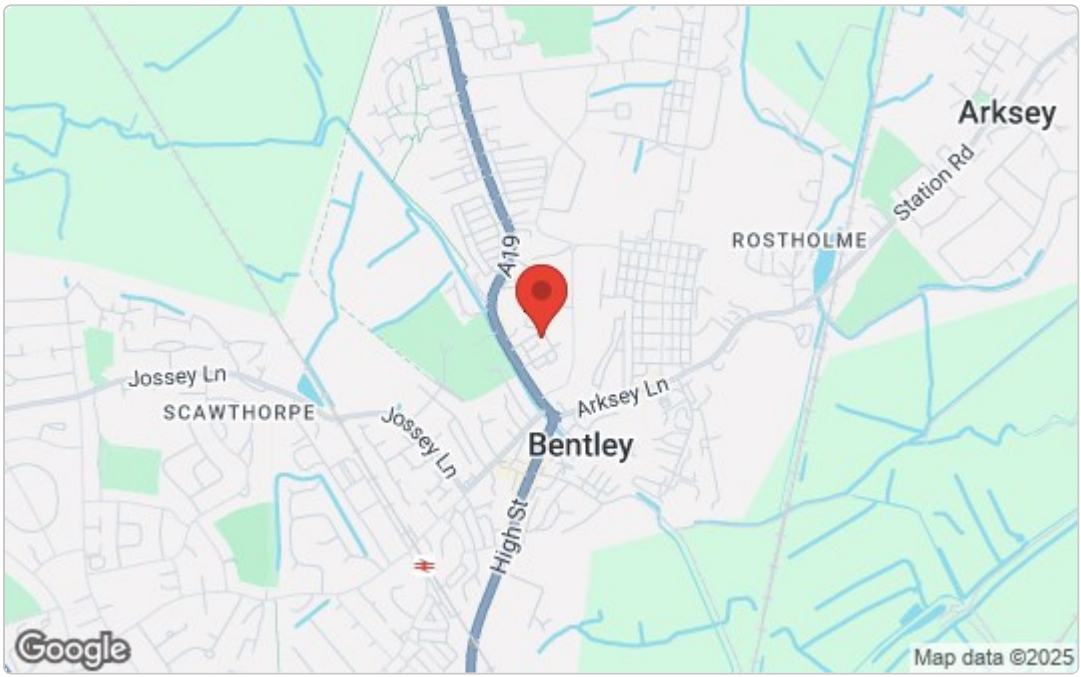
With rear facing upvc windows and central heating radiator.

Bedroom Three 8'2" x 7'0" (2.50 x 2.15m)
With rear facing upvc window and central heating radiator.

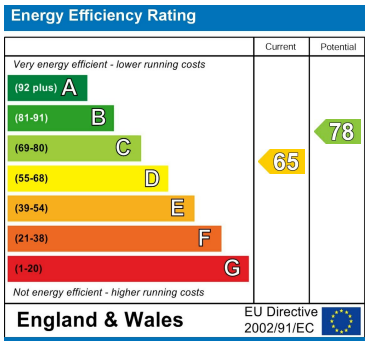
External
To the front of the property is the option of creating off road parking while to the rear is an enclosed yard area.

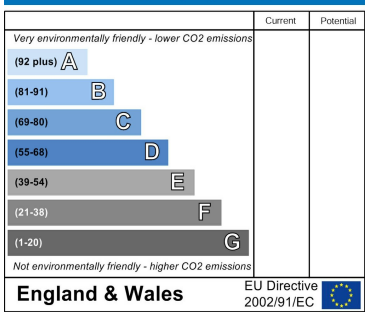
Floor Plan

Area Map



Energy Efficiency Graph





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