



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 upvc 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)



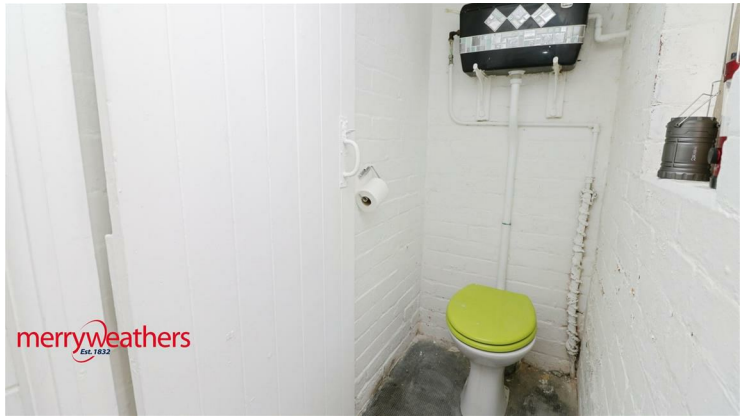
With a rear facing upvc window and central heating radiator.

### 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



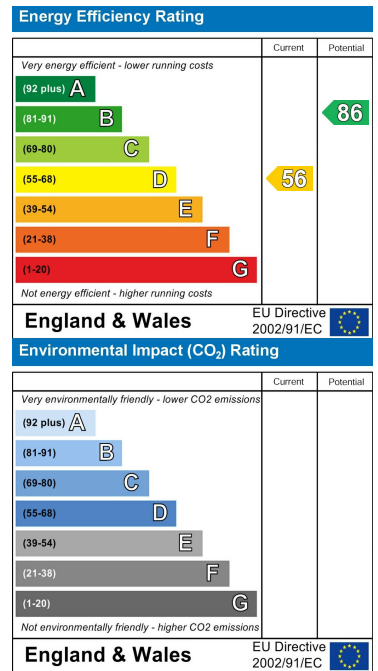
Enclosed yard to the rear, whilst to the front is on road parking on Daw Lane itself.

# Floor Plan

# Area Map



# Energy Efficiency Graph



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.

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