



49 Old School Drive, Kirk Sandall, Doncaster, DN3 1EH

£1,295 Per Calendar Month

Available to rent is this lovely family home located on the outskirts of Doncaster. The area is great for access to local amenities, transport links and schools. The property is on the popular development in Kirk sandal near the train station. Modern and spacious throughout, viewing is highly recommended.

Entrance Hall

Comprising of the downstairs cloakroom with WC and hand basin.

Lounge

A lovely light and airy room with French doors opening onto the garden area.

Dining room

A good sized room perfect for family entertaining.

Kitchen/diner

What a fantastic space, offering a range of modern units with oven and hob built in and dishwasher.

Utility

With plumbing for washing machine.

Bedroom One

Having neutral decoration and carpet, this large room is perfect, with access to the en-suite.

En-suite

Benefiting from a 3 piece suite with shower cubicle, WC and hand basin, matching chrome accessories, tiles and flooring.

Bedroom Two

A further double room with neutral decoration and carpet.

Bedroom Three

A good sized room with carpet and nicely decorated.

Bedroom Four

A smaller single ideal for a study, office or nursery room.

Family Bathroom

Comprising of a white 3 piece suite with bath, WC and hand basin with matching decor, flooring and tiles.

External

To the front of this great family home is open plan garden and driveway to the garage. To the rear is a large garden mainly lawn.

Tenancy Information

Rent: £1295.00

Bond: £1494

Holding Deposit: £298.00

EPC Rating: B

Council Tax Band: D

Property Type: Detached

Tenure: Freehold

Parking Type: Driveway

Restrictions: N/A

Construction Type: Standard

Heating Type: Gas Combi

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>

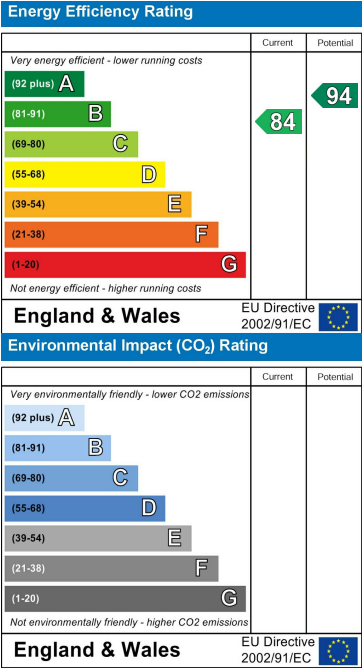
Floor Plan

Area Map



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Energy Efficiency Graph



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