



14 Wood Walk, Mexborough, S64 9SG

**£850 Per Calendar Month**

A rare opportunity to rent this delightful family home, modern and spacious throughout. Perfectly located in close proximity of the town. Offering a good range of local amenities and attractions. This property is ideal for anyone that needs to commute with Mexborough being central for routes to Doncaster, Rotherham, and Barnsley. The town also has the benefit of bus routes and train station. Don't miss out call us today to arrange a viewing.

### Lounge diner

A large neutrally decorated room with grey carpets, space for table and chairs finished with patio doors opening onto the rear garden.

### Kitchen

This lovely modern kitchen has a good range of units, with matching worktop and tiles and built in electric oven and hob. There is also the added benefit of a small breakfast bar area.

### Bedroom one

Large master room with neutral decoration and carpet.

### Bedroom two

Second double room nicely decorated with grey carpet.

### Bedroom three

Smaller room perfect as a nursery, playroom study, with neutral painting and carpet.

### Bathroom

This spacious family bathroom offers a white 3 piece suite with corner bath with hand height shower head, Wash hand basin and WC, matching wall and flooring.

### External

Wow to the front of this beautifully presented property is open plan garden with driveway , with access to the side to the rear garden. The rear garden is fully enclosed with lawn, patio and outbuilding.

### Tenancy Information

Rent: £900.00

Bond: £1038.00

Holding Deposit: £207.00

EPC Rating: D

Council Tax Band: c

Property Type: Detached

Tenure: Freehold

Parking Type: Parking Available

Restrictions: N/A

Construction Type: Standard

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>

Floor Plan

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

