



**FOR SALE
TO LET**

**Mexborough Estate
& Letting Agents
01709 590472**



Flat 6 Yorkfield Court, Swinton, Mexborough, S64 8GE

Asking Price £66,000

A modern two bedroom ground floor apartment offering two bedrooms, Ideal for first time buyer or investor alike. Offered to the open market with the option of a tenant in situ, situated within this ever popular location. Benefiting from allocated parking.

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.

Swinton

Swinton is a suburban town within the Metropolitan Borough of Rotherham, in South Yorkshire, England on part of the west bank of the River Don. The town was once a centre for the manufacture of ceramics of international importance, and deep coal mining, glassmaking, canal barge-building and engineering. It is known as the site of the Rockingham Pottery, a world-renowned manufacturer of porcelain, although the factory closed in 1842.

Communal Entrance

Secure entrance, giving access to private hallway.

Private entrance hallway

Giving access to the accommodation.

Open Plan Kitchen / Lounge 21'7" x 13'1" (6.58 x 3.99)

Set beneath the 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, With two upvc double glazed windows and central heating radiator.

Bedroom One 10'2" x 9'2" (3.1 x 2.80)

With double glazed window and central heating radiator.

Bedroom Two 10'0" x 7'4" (3.07 x 2.26)

With double glazed window and central heating radiator.

Bathroom

Three piece suite comprising of a panelled bath with shower above, pedestal hand wash basin and low flush WC.

External

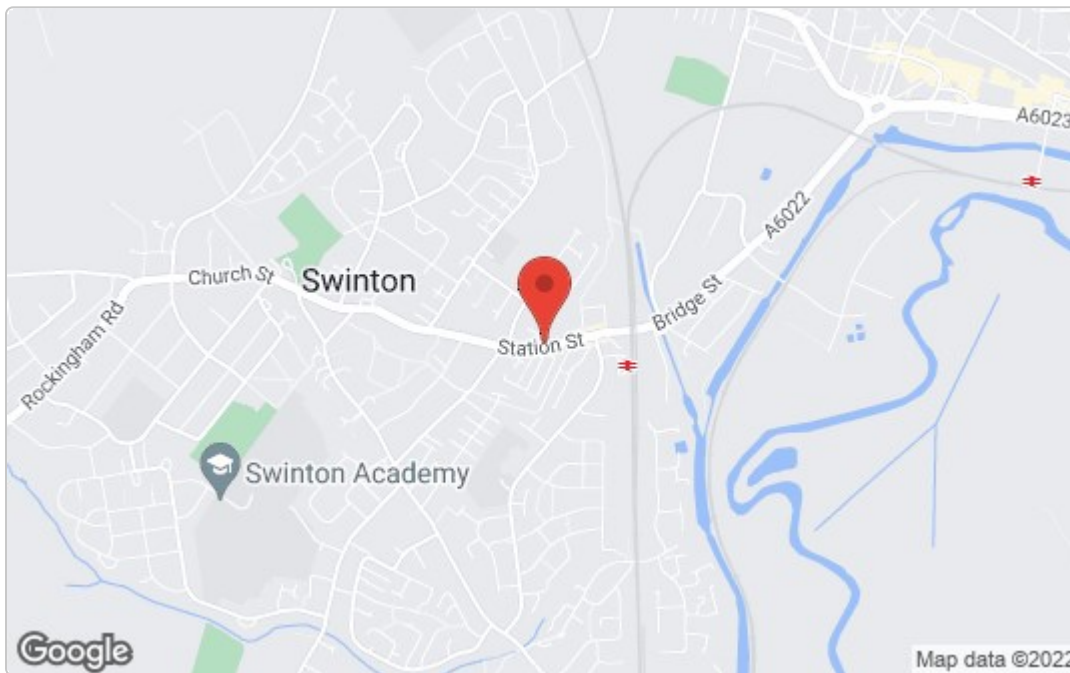
With allocated parking and grounds maintained under the service agreement.

Leasehold

Term : 125 years from and including 1 January 2007 to and including 31 December 2131

Floor Plan

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	78	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC

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