



30 Mulberry Court Warmsworth, Doncaster, DN4 9GD £725 PCM

An immaculate, modern, three bedroom semi-detached house, offered unfurnished situated in this popular residential location with easy access to the A1(M). Briefly comprising of lounge, fitted kitchen/diner, downstairs wc, two double bedrooms, single bedroom and bathroom. Driveway and gardens.

Available mid January 2023

Viewing

Please contact our ELR Europa Link Office on 01142689900 if you wish to arrange a viewing appointment for this property or require further information.

- Immaculate, modern, three bedroom semi-detached property
- Enclosed garden and driveway
- Neutral decor and carpets/floor coverings throughout
- Popular residential location
- Easy access to the A1 (M)
- Unfurnished
- Available mid January 2023
- Viewing is highly recommended to appreciate the standard of accommodation on offer
- COUNCIL TAX BAND B



Floor Plan

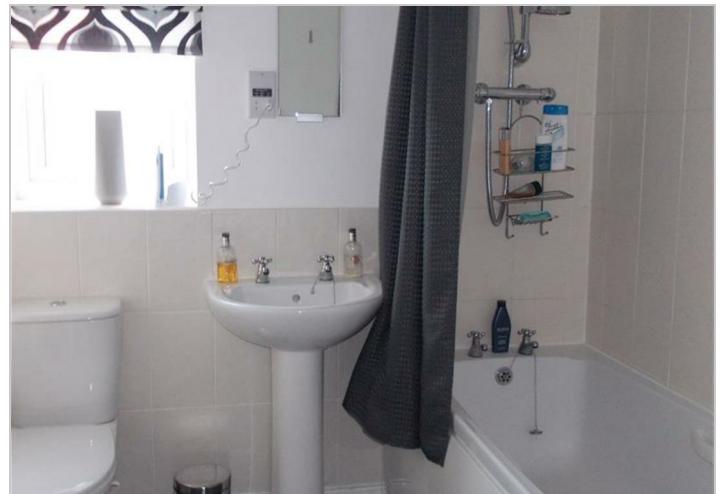


Area Map



Energy Efficiency Graph

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



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.