



## BROADBENT GATE ROAD DONCASTER, DN8 4RR

£2,000 PER CALENDAR MONTH

Tucked away down its own access lane with uninterrupted views over farm fields and the moors, the property is private and not overlooked.

Viewing is essential to appreciate the accommodation offered on this extended spacious five-bedroom farm house having accommodation briefly comprising of:- gas central heating, double glazing, two entrance halls, four reception rooms, two bathrooms, (ground floor wet room), kitchen with matching range of timber wall and base units, utility room, rear porch, two bedrooms with fitted wardrobes.

Enclosed rear garden being mainly laid to lawn with a variety of plants, flowers, trees, shrubs and fruit trees, gravelled area to the sides and front elevation, driveway with ample parking for ten vehicles.

**EPC:**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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