

**TO LET**



**Park Drive , Campsall**  
**£875 pcm**

**MARTIN&CO**



## Park Drive , Campsall

House,  
3 bedroom, 1 bathroom

£875 pcm

Date available: 5th May 2025

Deposit: £1,009.61

Unfurnished

Council Tax band: A

- Three bedroom semi detached
- Off road parking and garage
- Popular location
- Good transport links
- Close to parks
- Close to schools
- Excellent commuter links



A wonderful three bedroom semi detached property available for rent. Located in the popular village of Campsall, close to schools and excellent commuter routes. Call now to arrange a viewing.

**LIVING ROOM** 9' 6" x 17' 4" A spacious open plan living room with French doors leading to the side of the property and easy access into the kitchen and dining room.

**DINING ROOM** 9' 9" x 11' 0" Dining area wood effect flooring.

**KITCHEN / DINER** 21' 1" x 15' 2" Kitchen/diner with a range of pale green wall and base units, complemented with black work tops. There is

plumbing for a washing machine and dishwasher, integral gas hob, electric oven and space for additional living by way of a dining area or second snug room with French doors opening onto the garden.

**BEDROOM** 9' 10" x 14' 1" A front facing double bedroom

**BEDROOM** 10' 7" x 9' 4" Master double bedroom

**BEDROOM** 9' 5" x 7' 6" A third double bedroom

**BATHROOM** 5' 0" x 6' 3" A bathroom is fitted with a walk in shower, white WC and white wash basin.

**OUTSIDE SPACE** There is a driveway for off road parking, a single garage and an enclosed large family garden with patio area.





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Ground Floor Building 1



Approximate total area<sup>(1)</sup>

933.36 ft<sup>2</sup>

86.71 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to

## Martin & Co Doncaster

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.