

**ON HOLD**



**Carlton Road, Wheatley**  
**£725 pcm**

**MARTIN&CO**



## Carlton Road, Wheatley

Mid Terraced House,  
2 bedroom, 1 bathroom

£725 pcm

Date available: 16th September 2024

Deposit: £836.53

Unfurnished

Council Tax band:

- Two Bedrooms.
- Mid-Terraced.
- Dining Room.
- Rear Garden.
- Storage.
- Family Bathroom.
- Walking Distance From Town Centre.



A well presented two-bedroom mid-terraced property situated within walking distance from the town centre. Briefly comprising of a kitchen, dining room and living room on the ground floor. A double bedroom, a single bedroom and family bathroom on the first floor. There is also storage space on the second floor. Also benefits from a rear garden. Call now to arrange a viewing.

KITCHEN 10' 5" x 7' 10" (3.18m x 2.39m) Fitted with a range of white wall and base units, complimented with black worktops. Also benefits from a freestanding gas oven, hob and extractor fan. There is also plumbing for a washing machine and space for a fridge/freezer.

**DINING ROOM** 13' 5" x 10' 7" (4.09m x 3.23m) A spacious dining room.

**LIVING ROOM** 14' 7" x 10' 4" (4.44m x 3.15m) A front facing living room with large bay window, allowing plenty of natural light.

**BEDROOM** 12' 3" x 13' 8" (3.73m x 4.17m) A double bedroom situated on the first floor.

**BEDROOM** 10' 8" x 7' 7" (3.25m x 2.31m) A single bedroom situated on the first floor.

**BATHROOM** 10' 5" x 8' 1" (3.18m x 2.46m) A family bathroom fitted with a white three piece suite and separate shower unit.

**STORAGE** 15' 0" x 12' 4" (4.57m x 3.76m) A separate storage space situated on the second floor.



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## 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.