

Churchills



Hall Gate

, Mexborough S64 0LG

- SEMI DETACHED PROPERTY
 - SPACIOUS ROOMS
 - CELLAR TO GARDEN
- UPVC DOUBLE GLAZING
- REAR GARDEN AREA
- TWO BEDROOMS
- DINING KITCHEN
- COMBI BOILER HEATING
- OFF ROAD PARKING
- EPC RATING E

£695 PCM





Location

GROUND FLOOR ACCOMMODATION

LOUNGE 4.22m(13'10") x 3.81m(12'6")
uPVC double glazed window to front elevation.

KITCHEN / DINER 4.29m(14'1") x 3.81m(12'6")
uPVC double glazed French doors to rear elevation.

BASEMENT ROOM 4.27m(14'0") x 3.89m(12'9")
uPVC door and window to rear elevation, Cellar storage rooms off.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.32m(14'2") x 3.73m(12'3")
uPVC double glazed window to front elevation.

BEDROOM TWO 3.15m(10'4") x 2.16m(7'1")
uPVC double glazed window to rear elevation.

BATHROOM 3.96m(13'0") x 1.75m(5'9")
uPVC double glazed window to rear elevation. Suite in white comprising bath with shower over, hand wash pedestal basin and low flush wc, single panelled central heating radiator, uPVC cladding to walls, storage cupboard off.

GARDENS

To the front of the property is an enclosed private garden and to the rear of the property there is a generous sized fenced garden with lawned area to one side. The side gates give access to a concrete driveway.



Local Authority Doncaster
Council Tax Band A
EPC Rating E

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