



**140 BENTLEY ROAD (A19), BENTLEY, DONCASTER, DN5 9QW**

- Substantial two storey End Terraced premises comprising ground floor retail unit and spacious two bedroomed maisonette
- Prominent position fronting the busy A19 and within an old established and heavily populated area approx. 1.5 miles from Doncaster City Centre.

## ACCOMMODATION

All measurements are approx. only

Floor area m<sup>2</sup> net internal (excluding staircase protrusion)

### Ground Floor Sales unit

Internal width approx. 4.76m

33.85m<sup>2</sup> (364ft<sup>2</sup>)

Internal total depth approx. 7.73m

### CELLAR

With w.c. off.

17.5m<sup>2</sup> (188ft<sup>2</sup>)

## RESIDENTIAL SECTION

### Ground floor

**LOUNGE** (about 5.66m x 4.37m) with 1 radiator and gas central heating boiler.

**KITCHEN** (about 2m x 4.7m) with base cupboards, single drainer sink unit and wall mounted cupboards. Oven/hob (not tested).

### First floor

**FRONT BEDROOM** (about 5m x 3.65m) with 1 radiator.

**REAR BEDROOM** (about 4m x 3m) with 1 radiator.

**UTILITY ROOM** (about 2.65mx 2.16m) with sink unit and radiator and leading into:

**BATHROOM** (about 2.3m x 1.96m) with bath, wash basin and w.c. Heated towel rail.

### OUTSIDE

Open forecourt.

Enclosed rear yard.

## SERVICES

Mains water, electricity, drainage and gas. Gas fired central heating to res  
Mains water, electricity, drainage and gas. Gas fired central heating to residential section.

## TENURE

Freehold.

## VIEWING

By appointment through Grice and Hunter. Tel. 01302 360141.

## ENERGY PERFORMANCE RATINGS

Shop – Band C.

Residential – Band E.

## RATEABLE VALUE

£5,000





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2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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