

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers Est 1924



20 KILN COURT, KIRK SANDALL, DN3 1ST

- A modern two and a half storey inner terraced 3 bed roomed house with 2 bedrooms and separate bathroom to the first floor and main bedroom and ensuite shower room to the second floor • Gas Central Heating and PVCu Double Glazing • Close to local Railway Station and only about 4 miles from Doncaster City Centre •



TO LET - £750 P.C.M.

ACCOMMODATION

All measurements are approx. only

Ground floor

HALL with 1 radiator.

CLOAKROOM (w.c.)

LOUNGE (about 4.36m x 3.92m)

KITCHEN (about 3.17m x 2.22m)

First floor

LANDING

FIRST BEDROOM (4.4m x 2.3m max.)

SECOND BEDROOM (about 4.42m max (2.32m min) x 2.8m)

BATHROOM

Second floor

BEDROOM (about 6.3m x 3.4m max. (1.8m min)

EN-SUITE SHOWER ROOM

EXTERNAL

Small enclosed rear triangular shaped patio area.

SERVICES

Mains water, electricity, drainage and gas.
Gas fired central heating to radiators.

VIEWING

By appointment through Grice and Hunter –
Doncaster office. Tel. 01302 360141.

TERMS

The property is to let under the terms of an Assured Shorthold Tenancy for a minimum period of 6 months, subject to contract and credit checks/references etc.

RENT

£750.00 per calendar month, exclusive.
Payable monthly in advance.

BOND

One month's rent, payable prior to occupation.



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Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
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.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.