



43a Bawtry Road, Bessacarr, Doncaster, South Yorkshire, DN4 5NJ

£725 PCM

This well presented duplex apartment is located in a prime position on Bawtry Road in Bessacarr. The apartment has a private entrance, lounge & fitted kitchen, three bedrooms and a bathroom/Wc. Located off a private driveway the apartment also enjoys off street parking. Viewing is thoroughly recommended.

Merryweathers

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Entrance

Having stairs to first floor.

Lounge



Having front facing double glazed bay window, with modern tiled fire surround & hearth, picture rail, two radiators and TV & telephone points.

Kitchen



Having rear facing double glazed window. With a range of wall & base units to incorporate work top surfaces with inset stainless steel sink drainer and mixer taps. Integral appliances including four ring gas hob, extractor over and single electric oven. Part tiling to walls, wall mounted gas central heating boiler and radiator.

Bedroom One



Having rear facing double glazed window, with a range of built in wardrobes, dressing table, matching wall cupboards and radiator.

Bedroom Two



Having front facing double glazed window and radiator.

Bedroom Three



Having side facing double glazed window eaves storage and radiator.

Bathroom



Having two side facing double glazed window, with a three piece modern white suite comprising of panelled bath with electric shower over, pedestal hand wash basin and low level Wc. Part tiling to walls and heated towel rail.

Material Information

Rent £725 PCM

Holding Deposit £167

Bond £725

Council Tax Band - A

Tenure - Freehold

Property Type - Duplex Appt

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Off Road

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All tenants are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

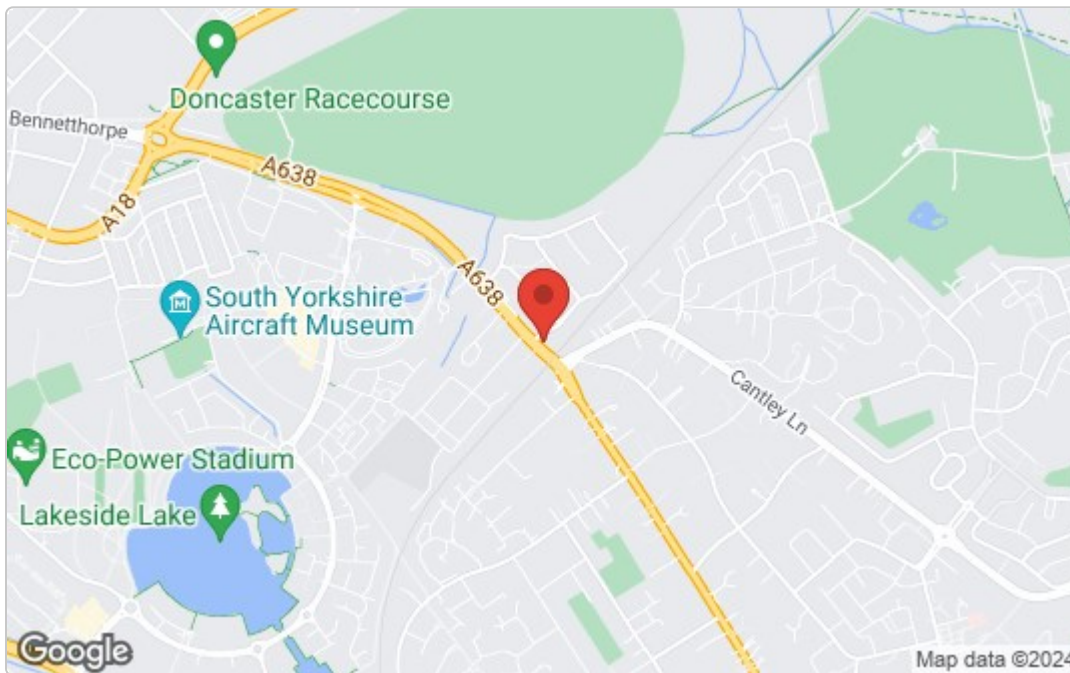
Coal mining area South Yorkshire is a mining area

All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

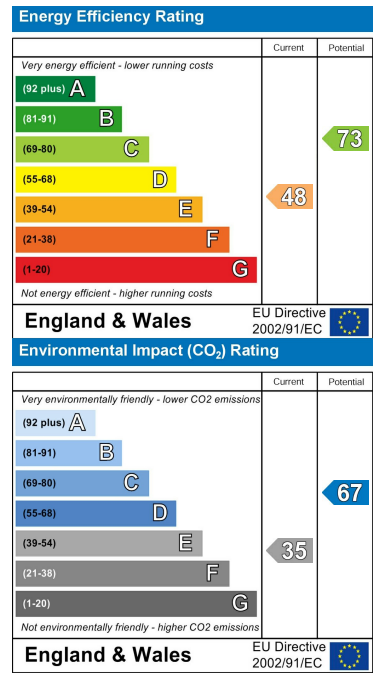
<https://www.groundstability.com/public/web/home.xhtml>

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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