



54 Jenkin Way, Denaby Main, Doncaster, DN12 4BG

Asking Price £137,000

Offering an ideal first time buyer purchase or investment opportunity is the Two double bedroom semi detached property within this modern development. Situated to be within walking distance for Conisbrough Train Station and the nearby Trans Pennine Trail offering countryside walks. The property itself enjoys a downstairs WC, driveway and enclosed laid to lawn rear gardens.

Merryweathers

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Entrance Hallway

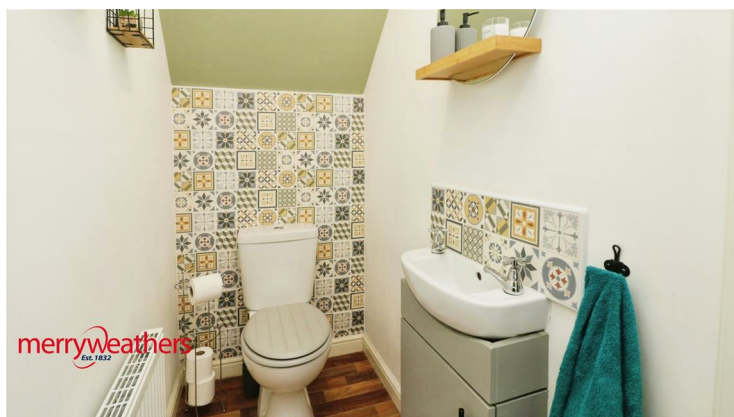
With a front facing entrance door, central heating radiator and stairs rising to the first floor accommodation

Dining Kitchen 13'5" x 7'10" (4.11 x 2.40)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities to include a four ring gas hob with electric oven below and extractor hood above. With rear facing UPVC double glazed French doors entering the rear garden, space and plumbing for an automatic washing machine and central heating radiator.

Downstairs WC



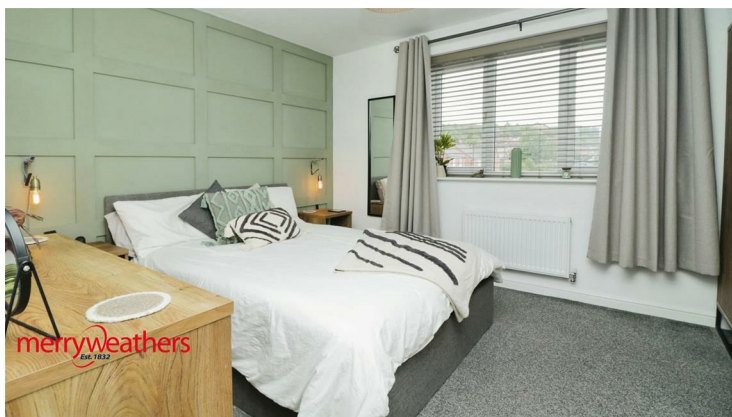
With low flush WC, wash hand basin, central heating radiator and attractive tiling.

Lounge 10'0" x 15'1" (3.06 x 4.61)



With a front facing upvc window and central heating radiator.

Principal Bedroom 10'2" x 13'6" (3.10 x 4.12)



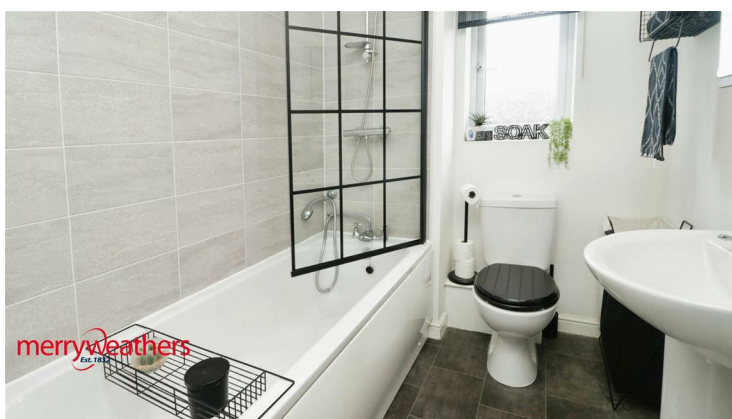
With front facing upvc glazing and central heating radiator, with useful over stair storage.

Bedroom Two 7'5" x 12'11" (2.28 x 3.94)



With rear facing upvc window and central heating radiator.

Bathroom 7'4" x 5'9" (2.25 x 1.76)



Hosting a three piece suite comprising of a panelled bath with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External



With driveway providing off road parking to the side, with gated access to the rear garden. To the rear is a laid to lawn garden with patio area.

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Semi Detached

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 buyers 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 - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers 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

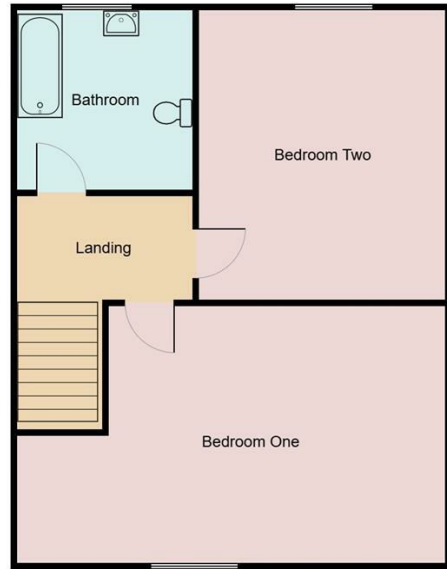
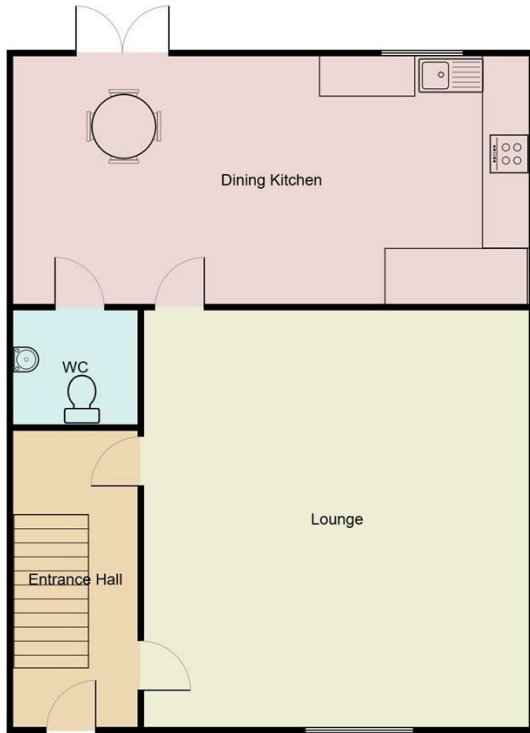
Coal mining area South Yorkshire is a mining area

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

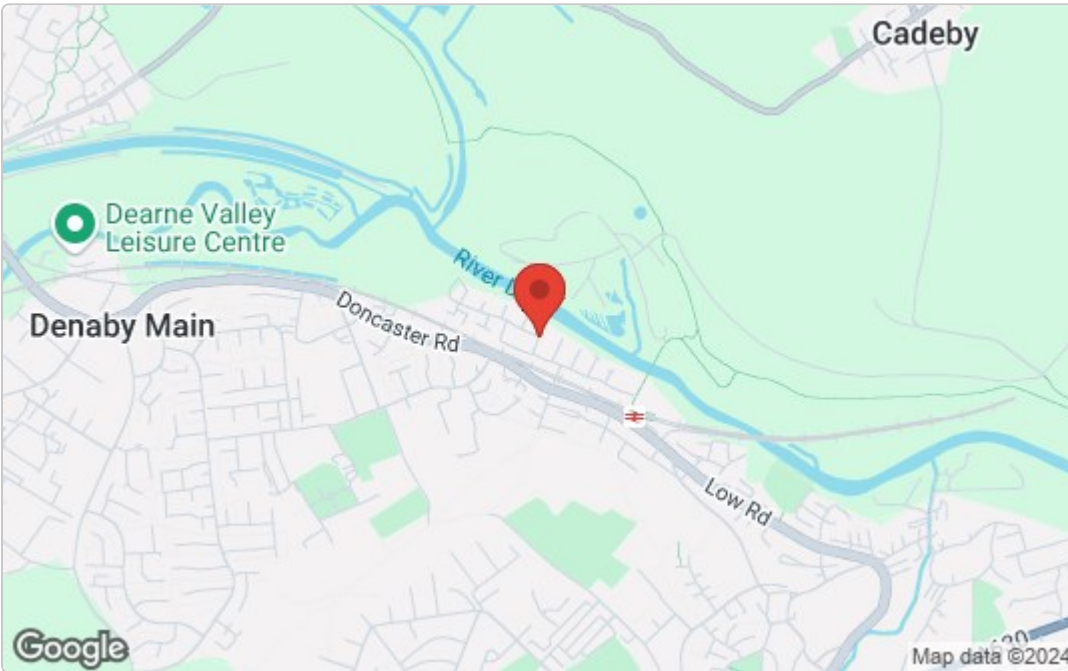
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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