



Apartment 5, Grafton Hall Victoria Road, Bentley, DN5 0EZ

£650 Per Calendar Month

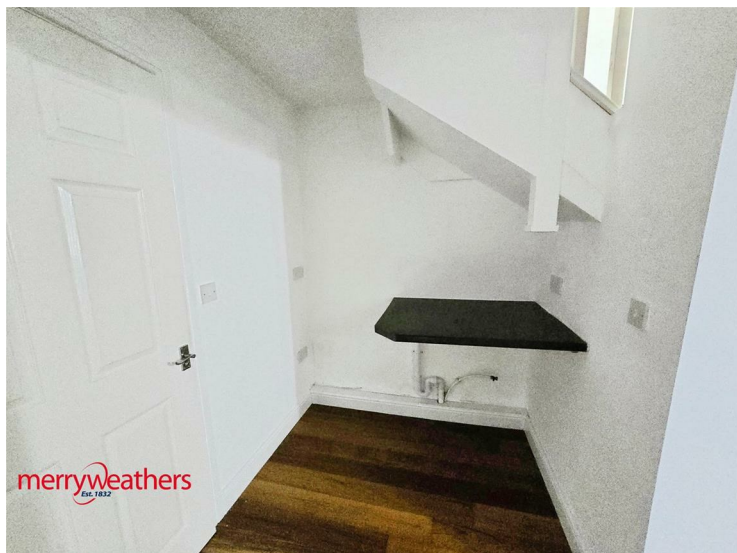
Located in the heart of the village is this nicely presented modern property, with open plan living space, utility and beautiful communal gardens. A viewing is highly recommended. Bentley is a great place for easy access to local amenities including a good range of shops. Perfect for commuting through to Wakefield and into Doncaster City centre by bus, rail and car. Central for motorway links with the A1 nearby. Call us today to register your interest.

Open plan living area



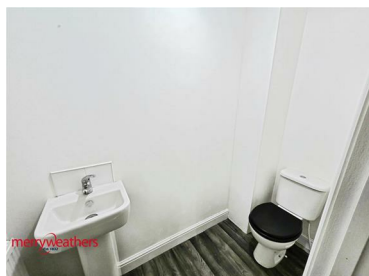
From the entrance door is the open plan living area, a good space for lounge furniture with the kitchen to the side. The kitchen has a range of units with built in oven and hob.

Hallway/Utility Area 7'1" x 5'2" (2.16 x 1.59)



Inner hall with space for washing machine and fridge freezer

Cloakroom



Offering a WC and hand basin.

Bedroom two



The second bedroom is located on the ground floor with neutral decoration.

Bedroom one



A good sized double room with lots of character with the wooden beams running through. Neutrally decorated and carpet.

Bathroom



The main bathroom is also located on the first floor level offering a white 3 piece suite with shower over the bath.

External



To the front of the building is ample parking, and around the block is communal garden areas.

Tenancy Information

Rent: £650.00

Bond: £750.00

Holding Deposit: £150.00

EPC Rating: C

Council Tax Band: A

Property Type: Maisonette apartment

Tenure: Freehold

Parking Type: Off Street

Restrictions: N/A

Construction Type: Standard

Heating Type: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Gas Type: Mains

Electricity Supply: Mains

Building Safety: 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>

Mobile/Broadband Coverage: 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>

Planning Permissions: N/A

Accessibility Features: N/A

Coal Mining Area: South Yorkshire is a coal mining area

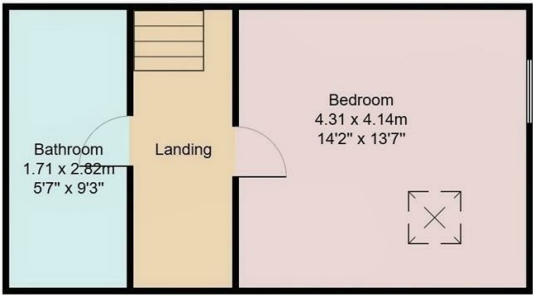
All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

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

Floor Plan



Ground Floor



First Floor



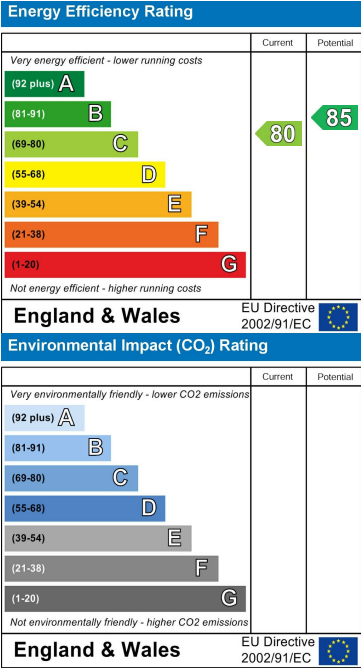
Est. 1832

Total Area: 67.1 m² ... 723 ft²

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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