



Flat 6 Yorkfield Court, Swinton, Mexborough, S64 8GE

**Asking Price £66,000**

A modern two bedroom apartment offered to the open market with a tenant in situ, providing the perfect investment opportunity situated within this ever popular location. Benefiting from allocated parking and gas central heating.

## **Merryweathers**

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## **Swinton**

Swinton is a suburban town within the Metropolitan Borough of Rotherham, in South Yorkshire, England on part of the west bank of the River Don. The town was once a centre for the manufacture of ceramics of international importance, and deep coal mining, glassmaking, canal barge-building and engineering. It is known as the site of the Rockingham Pottery, a world-renowned manufacturer of porcelain, although the factory closed in 1842.

## **Communal Entrance**

Secure entrance, giving access to private hallway.

## **Private entrance hallway**

Giving access to the accommodation.

## **Open Plan Kitchen / Lounge 21'7" x 13'1" (6.58 x 3.99)**

Set beneath the UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With two upvc double glazed windows and central heating radiator.

## **Bedroom One 10'2" x 9'2" (3.1 x 2.80)**

With double glazed window and central heating radiator.

## **Bedroom Two 10'0" x 7'4" (3.07 x 2.26)**

With double glazed window and central heating radiator.

## **Bathroom**

Three piece suite comprising of a panelled bath with shower above, pedestal hand wash basin and low flush WC.

## **External**

With allocated parking and grounds maintained under the service agreement.

## **Leasehold**

Service Charge per annum- £980. Ground rent per annum- £150 Year of Lease remaining - 125 years from and including 1 January 2007 to and including 31 December 2131

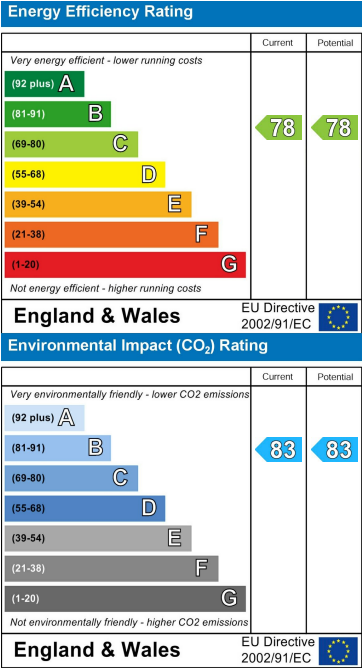
Floor Plan

Area Map



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Energy Efficiency Graph



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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  
Registered in England and Wales No. 6679044

