



31 Pinfold, Epworth, DN9 1SG

• 3 Bedroom Semi-Detached Bungalow • New Central Heating Boiler and radiators • Excellent modern Dining Kitchen • PVCu double glazing • Spacious Shower Room • Large corner plot • Popular area convenient for central Epworth •

An extensively remodelled and recently fully redecorated semi-detached bungalow comprising:-

LOUNGE

DINING KITCHEN with extensive range of stylish new units.

INNER HALL

BEDROOM 1

BEDROOM 2

BEDROOM 3

SHOWER ROOM

Shower Room including toilet, wash basin and large shower cubicle.

OUTSIDE

Driveway access leading to a much larger than average corner plot with side and rear gardens being fully enclosed and including detached brick store place.

SERVICES

Mains water, electricity, drainage and gas.

Gas central heating.

COUNCIL TAX

Band 'B'

TENURE

Freehold

VIEWING

Strictly by appointment with Grice & Hunter.

TERMS

To let under the Renters Rights Act 2025. Subject to contract and credit checks/references etc.

Rent: £1100 pcm

Bond: £1265



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

23 High Street, Epworth,
Near Doncaster,
DN9 1EP
Tel: 01427 873684
epworth@gricehunter.co.uk

7 Priory Place,
Doncaster,
DN1 1BL
Tel: 01302 360141
doncaster@gricehunter.co.uk

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 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.
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