



71 Melton Mill Lane, High Melton, Doncaster, DN5 7TE

**Guide Price £160,000**

GUIDE PRICE £160,000 - £165,000

Offered to the open market with no onward vendor chain is this Three bedroom semi detached property, offered within this semi rural location. With stunning views across the Dearne Valley to the front, the property hosts oil fired central heating and upvc double glazing throughout. With pleasant laid to lawn gardens to the rear an early viewing is recommended.

## 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.

## Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Semi Detached

Construction Type - Brick built

Heating Type - Oil central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - None

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 - Shared Access Leading to Parking

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.

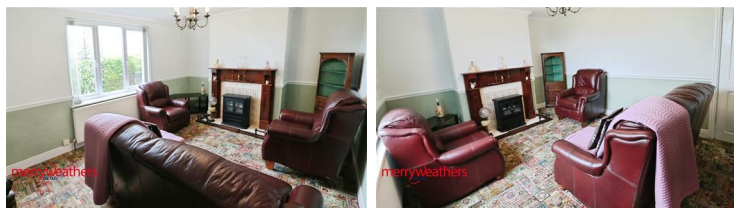
<https://www.groundstability.com/public/web/home.xhtml>

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

## Entrance Hallway

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

## Lounge 12'1" x 15'7" (3.70 x 4.75m)



With a front facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace.

## Dining Kitchen 14'4" x 11'1" (4.39 x 3.39m)



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 space and plumbing for an automatic washing machine and access to the downstairs bathroom. There is also a useful pantry and utility area.

## Downstairs Bathroom



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

## Bedroom One 12'0" x 21'5" (3.68 x 6.54)



With a front facing upvc windows, central heating radiator and comprehensive fitted wardrobes.

### **Bedroom Two 11'3" x 9'2" (3.45 x 2.80)**



With rear facing upvc window and central heating radiator

### **Bedroom Three 8'2" x 9'7" (2.51 x 2.94m)**



With rear facing upvc window and central heating radiator

### **Family Bathroom**

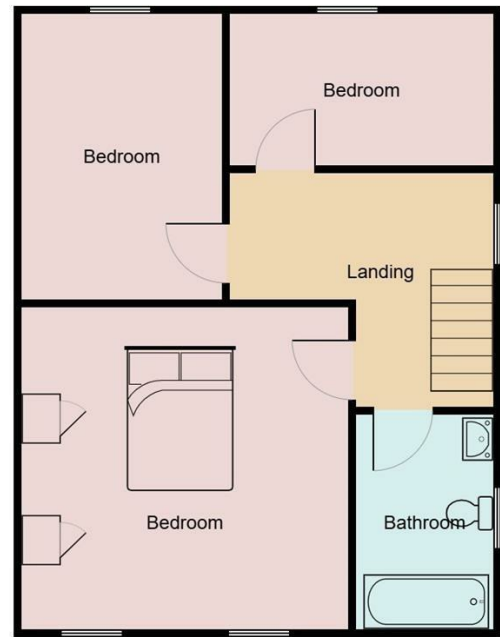


Hosting a three piece suite comprising of a panelled bath with shower attachment, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

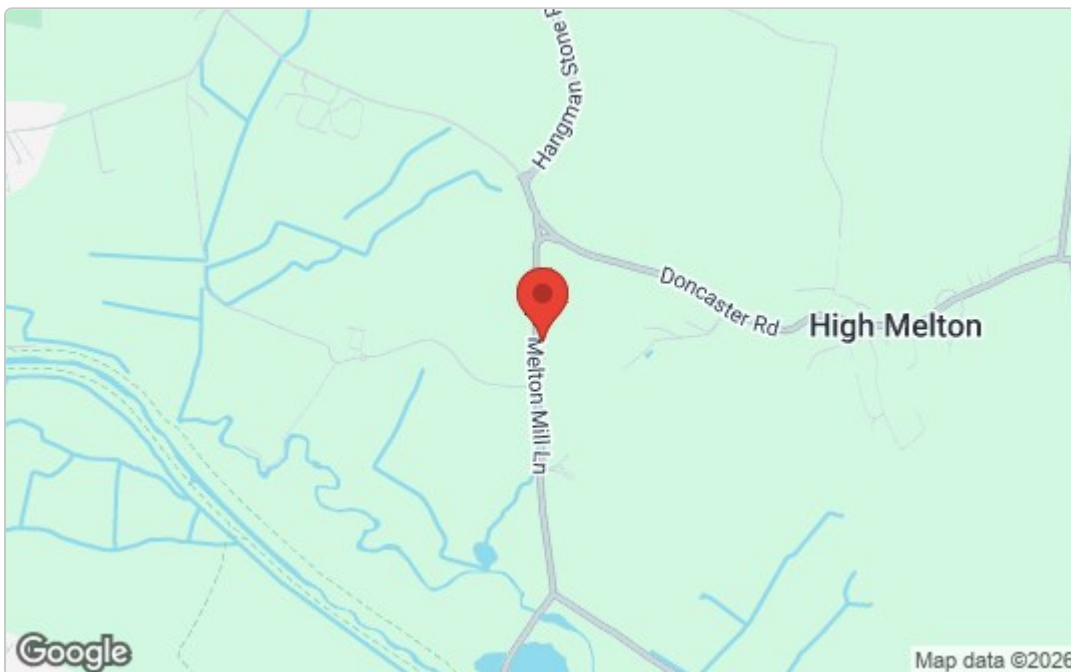
### **External**

To the front of the property are open aspect views across the Dearne Valley with far reaching views of Emley Moor. There is a shared access driveway which in turn leads to off road parking. There are impressive laid to lawn gardens to the rear.

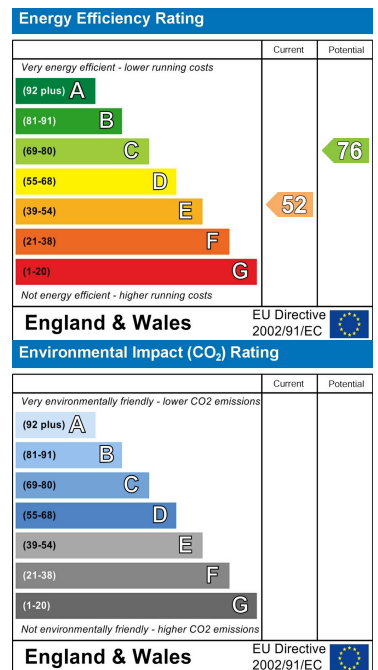
## Floor Plan



## 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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