

The Churchills logo is displayed in a stylized, bold, red font with a white outline and a blue shadow effect, set against a dark blue background.

Schofield Street

Mexborough S64 9NH

- TENANTED PROPERTY
- LONG TERM TENANTS
- MODERN INTERIOR
- GAS & ELECTRIC CERTIFICATES
- ANNUAL INCOME OF £6600
- RENOVATED PROPERTY
- TWO BEDROOMS
- EPC RATING D

Offers In The Region Of £70,000 Freehold





Situated in Mexborough, this charming terraced house presents an excellent opportunity for those seeking a rental property with tenant in situ. With two spacious bedrooms, this residence is ideal for small families, couples, or individuals looking for extra space.

Situated in a vibrant community, this home benefits from local amenities, schools, and parks, all within easy reach. The surrounding area is known for its friendly neighbourhood vibe, making it a great place to settle down.



GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

LOUNGE

12'0" * 11'3"

uPVC double glazed window to front elevation. Single panelled central heating radiator. TV aerial socket.

INNER LOBBY

Stairs to first floor landing.

KITCHEN

12'11" * 10'8"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Space and plumbing for an automatic washing machine. Built in cooking facilities comprising of electric oven and hob with chimney type extractor over. Single drainer stainless steel sink unit with mixer tap. Single panelled central heating radiator. Doorway to cellar. Doorway through to:

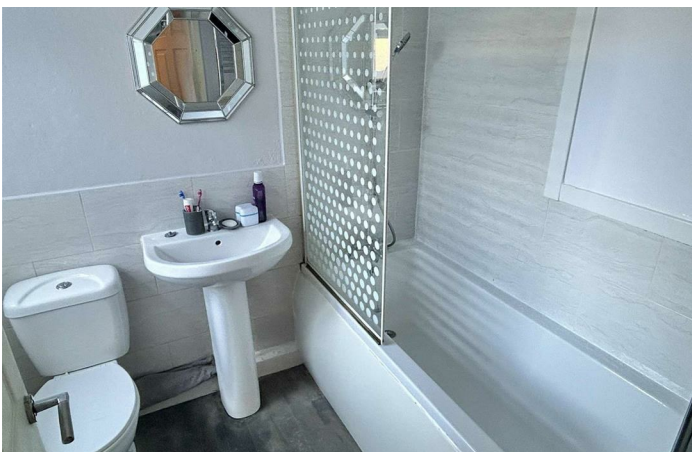
REAR ENTRANCE LOBBY

Single panelled central heating radiator. uPVC double glazed and panelled doorway to side elevation. Doorway to:

BATHROOM

7'0" * 5'7"

uPVC double glazed window to side elevation. Suite in white comprising of bath with tap shower attachment and rain shower, low flush WC and hand wash pedestal basin. Fully tiled to shower area and half tiling to rest. Heated towel rail.



FIRST FLOOR ACCOMMODATION

BEDROOM ONE

13'1" * 12'1"

uPVC double glazed window to rear elevation. Single panelled central heating radiator.

BEDROOM TWO

12'0" * 10'10"

uPVC double glazed window to front elevation. Single panelled central heating radiator.

OUTSIDE AND GARDENS

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained

from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier
Heating is gas and supplied by Mains Supplier

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier

MOBILE COVERAGE

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND

The property broadband speed is excellent with fibre broadband available.



Local Authority Doncaster
Council Tax Band A
EPC Rating D

Churchills Sales Office

16 High Street, Mexborough, South
Yorkshire, S64 9AS

Contact

01709 582880
Info@churchillsestateagents.com
www.churchillsestateagents.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.