



## BRAMLEY LODGE MILL HOUSE LANE GOOLE, DN14 5JX


£1,395 PER CALENDAR MONTH

This beautifully presented four bedroom detached house is located on a private road of four similar dwellings just off Hook Road. The property offers good size family accommodation with many high quality fixtures and fittings and offers accommodation comprising; spacious entrance hall, lounge with log burner, dining room/snug, fully equipped dining kitchen, rear lobby, utility room, study/possible bedroom, wet room, four first floor bedrooms and bathroom. Outside there is an attached brick built garage/store, carport, block paved driveway and an enclosed rear garden with timber gazebo, summerhouse/cabin, potting shed and garden store. A viewing is highly recommended to appreciate the location and accommodation.

EPC: C





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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

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