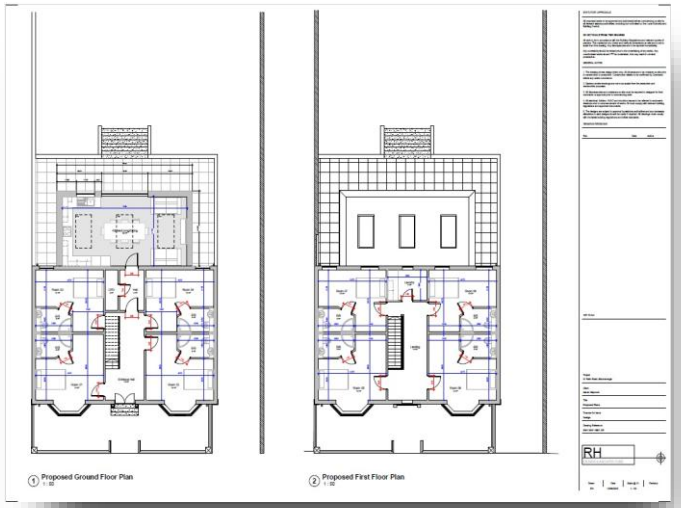
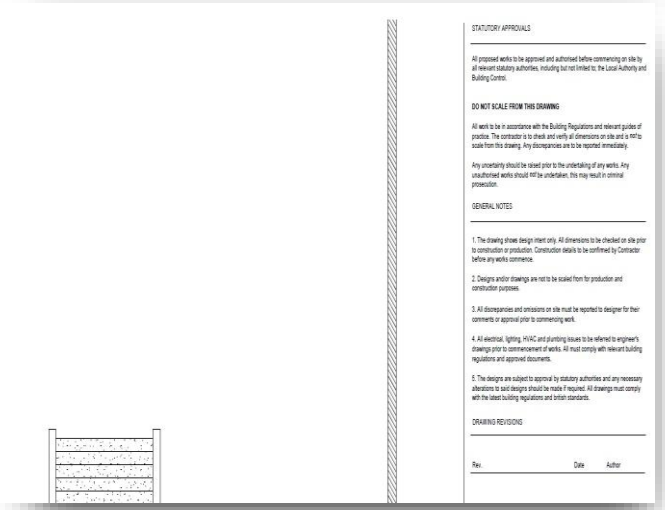






Park Road,Mexborough S64 9PH

william h brown

welcome to

Park Road, Mexborough

DEVELOPMENT POTENTIAL AWAITS! A substantial, impsoing property in a popular location, benefiting from generous gardens, ample parking & double garage. Planning permission granted for conversion into an 8-bedroom HMO with rear extension. Perfect for anyone looking to create dream home / investors!










Ground Floor:

Entrance Porch

Entrance Hallway

Downstairs W.C

Lounge

Dining Room

Kitchen

1st Floor:

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Exterior:

Double Garage

Agents Note;

Agents Planning Note

Agents Aml Note

welcome to

Park Road, Mexborough

- Imposing four bedroom detached - Planning permission granted for conversion to an 8-bedroom HMO including single-storey rear extension (25/01655/FUL)
- Council Tax C. EPC F
- Highly sought after location - excellently placed for local amenities, schools, shops, transport links, parks & Montagu Hospital
- Spacious accommodation throughout
- In need of refurbishment - an excellent family home in the making

Tenure: Freehold EPC Rating: F
Council Tax Band: C









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB117311

The Property Ombudsman

Property Ref:
MXB117311 - 0004

1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. 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. 4. 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. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. 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. 7. 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.

william h brown

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.