

**Churchills**



## Hall Gate

, Mexborough S64 0LG

- SEMI DETACHED PROPERTY
  - SPACIOUS ROOMS
  - CELLAR TO GARDEN
- UPVC DOUBLE GLAZING
- REAR GARDEN AREA
- TWO BEDROOMS
- DINING KITCHEN
- COMBI BOILER HEATING
- OFF ROAD PARKING
- EPC RATING E

**Offers In The Region Of £125,000 Freehold**





## Location

### GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

#### LOUNGE

13'10" \* 12'1"

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

#### INNER LOBBY

Stairs to first floor landing.

#### KITCHEN

12'11" \* 12'8"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and ceramic hob with chimney type extractor. Space and plumbing for an automatic washing machine. Space for fridge/freezer. LED downlights to ceiling.

#### CELLAR ROOM

13'8" \* 12'5"

uPVC double glazed window to rear elevation. Single panelled central heating radiator. Storage cupboard off housing a wall mounted combination boiler. Two further storage rooms off. uPVC double glazed and panelled doorway to rear garden.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Stairs from inner lobby.

#### BEDROOM ONE

14'0" \* 12'1"

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

#### BEDROOM TWO

10'2" \* 7'0"

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

#### BATHROOM

13'0" \* 5'8"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with electric shower over, hand wash pedestal basin and low flush WC. Single panelled central heating radiator. uPVC cladding to walls. Storage cupboard off.

## **OUTSIDE AND GARDENS**

To the front is a small front garden. To the side is a driveway allowing off road parking leading to a good size garden to rear which is half grassed.

## **VIEWINGS**

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto: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.

## **WATER SUPPLIER AND SEWERAGE**

Water and sewerage services are supplied by Mains Supplier.

## **ELECTRICITY AND HEATING SUPPLIER**

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

## **MOBILE COVERAGE**

Current mobile coverage for indoors LIKELY 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 E**

**Churchills Sales Office**

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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.