

# Churchills

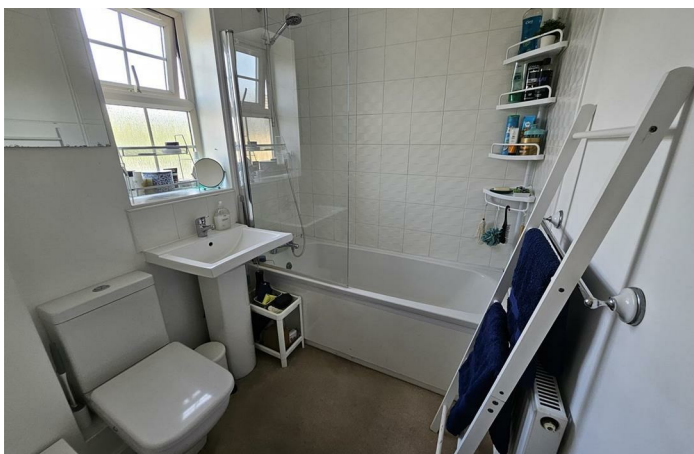


## Comelybank Drive , Mexborough S64 0FD

- SECOND FLOOR APARTMENT
  - MODERN INTERIOR
- MODERN KITCHEN & BATHROOM
  - GOOD LOCATION
  - OPEN VIEWS
- TWO BEDROOMS
- OPEN PLAN LIVING
- GOOD TRANSPORT LINKS
- ALLOCATED PARKING
- EPC RATING B

**Asking Price £75,000 Leasehold**





## Location

2 Bed Flat with combined kitchen & lounge Gch & DG  
1 Allocated parking space

## APARTMENT BLOCK

A brick built block of 20 apartments, over three floors with communal stair well.

## ENTRANCE HALLWAY

Timber security door from second floor landing. Access to all rooms, double storage cupboard, central heating radiator.

## OPEN LIVING / KITCHEN

17'8 x 14'5

Two uPVC double glazed windows to side elevation and French doors to the rear elevation. This room comprises of the lounge and dining area and kitchen along one wall, central heating radiators.

## KITCHEN

A range of modern white wall and base units with matching worktops and tiled splashbacks. Built in cooking facilities comprising of ceramic electric hob, oven and extractor hood. Ideal Logic combi boiler to one wall. Space and plumbing for washing machine and further appliance.

## BATHROOM

6.6 x 5.6

uPVC double glazed window to the front elevation. White bathroom suite comprising of WC, sink and bath with shower tap attachment and glass screen. Central heating radiator

## MASTER BEDROOM

11'9 x 12'6

Two uPVC double glazed windows to the rear elevation, central heating radiator.

## BEDROOM TWO

7'10 x 9'

uPVC double glazed window to side elevation, central heating radiator.

## EXTERIOR GROUNDS

Allocated parking to the front of the block with bin yard and covered bicycle area.

## 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.

## 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

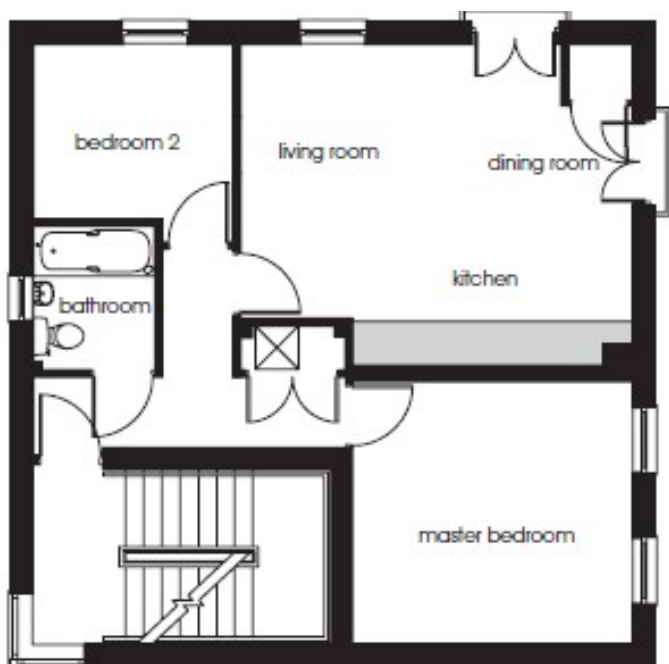
Current mobile coverage for indoors LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

## BROADBAND

The availability of broadband at the property is unknown.



Local Authority Doncaster  
Council Tax Band A  
EPC Rating B



|                                 |                     |
|---------------------------------|---------------------|
| living room/kitchen/dining room |                     |
| 5378 x 4387mm (max)             | 17'8" x 14'5" (max) |
| master bedroom                  |                     |
| 3583 x 3825mm (max)             | 11'9" x 12'6" (max) |
| bedroom 2                       |                     |
| 2400 x 2750mm (max)             | 7'10" x 9' (max)    |
| bathroom                        |                     |
| 2000 x 1675mm (max)             | 6'6" x 5'6" (max)   |

#### Churchills Sales Office

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

#### Contact

01709 582880  
[Info@churchillsestateagents.com](mailto:Info@churchillsestateagents.com)  
[www.churchillsestateagents.com](http://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.