



39a Cooke Street, Bentley, Doncaster, DN5 0DA

Offers Around £120,000

A three bedroom bay windowed end terrace house situated close to the centre of the popular village of Bentley. The property is well served by local amenities and is within walking distance of the railway station providing good access to Doncaster town centre.

Entrance

Property is accessed through a double glazed door.

Lounge 10'5" x 9'10" (3.20 x 3.02)



Having a bay window to the front elevation and a radiator.

Dining Room 10'9" x 11'10" (3.28 x 3.61)



Having a window to the rear elevation, a radiator and a multi fuel stove.

Kitchen 8'2" x 12'11" (2.51 x 3.96)



Having a window to the side elevation and a door leading to the rear garden. A range of wall and base units with complimentary work surfaces and a sink unit, space for a washing machine, oven and hob, space for a fridge freezer and a radiator. Door leading to the storage cupboard.

Storage Cupboard

First Floor Landing

Bedroom One 12'9" x 9'10" (3.91 x 3.00)



Having the window to the front elevation, a radiator and laminate flooring.

Bedroom Two 8'2" x 12'2" (2.51 x 3.71)



Having the window to the rear elevation, a radiator and laminate flooring.

Bedroom Three 8'2" x 7'3" (2.51 x 2.21)



Having the window to the rear elevation, a radiator and laminate flooring.

Bathroom

Having a panelled bath, low flush w.c, hand wash basin, a radiator .

Outside



To the front of the property is a small forecourt area. There is a driveway providing parking access through double gates. leading into a rear garden with an outbuilding.

Material Information

Council Tax Band A

Tenure Freehold

Property Type Terrace House

Construction type Brick built

Water Supply Mains water supply

Sewage Mains drainage

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – Please check website

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

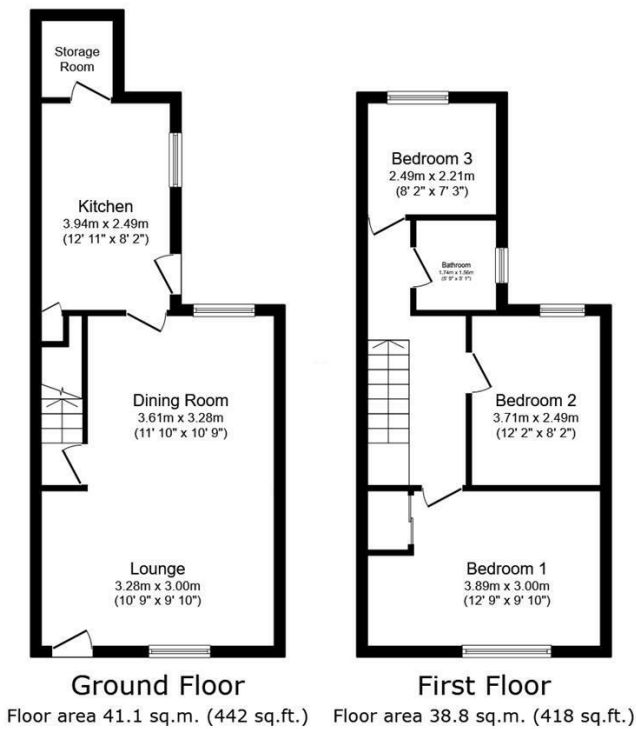
Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

Floor Plan



Total floor area: 79.9 sq.m. (860 sq.ft.)

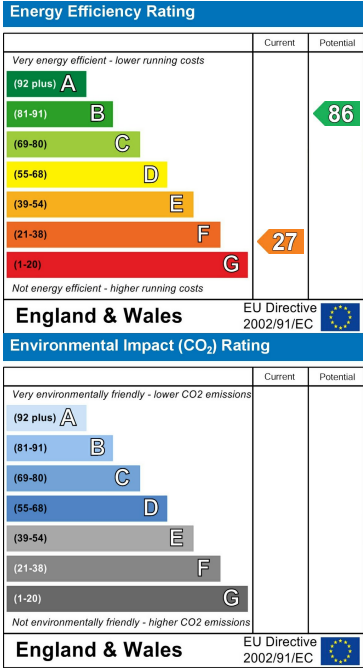
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



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Energy Efficiency Graph



www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS
Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

