



36 York Street, Mexborough, S64 9NP

**£700 Per Calendar Month**

Move in before Christmas, ready to go! perfectly located for access to all local amenities., just a short stroll into the town centre. The area is great for the commuter having a bus station and train station nearby.

Modern throughout, viewing is recommended on this property also offering a low maintenance enclosed garden. The area is ideal for routes through to Doncaster, Rotherham and Barnsley with the Dearne valley bypass nearby, and easy routes to the motorways.

### **Lounge 12'7" x 12'1" (3.84 x 3.70)**

A front facing lounge with the focal point being the decorative fire surround and inset fire.

### **Kitchen dining room 12'4" x 12'1" (3.78 x 3.70)**

A large kitchen diner with a good range of wall and base units, and freestanding cooker. Access to the cellar.

### **Bedroom One 12'10" x 12'1" (3.93 x 3.70)**

A large front facing bedroom with feature wallpaper, and wooden flooring.

### **Bedroom Two 12'7" x 5'7" (3.86 x 1.71)**

A smaller second room with neutral decor and new carpet.

### **Bathroom**

Offering a 3 piece white suite including bath with hand shower only, Wash hand basin and WC.

### **External**

To the front is a small area with wall and gate. To the rear is a low maintenance yard with small area ideal for grassing, and patio area.

### **Tenancy Information**

Rent: £700.00

Bond: £807.00

Holding Deposit: £161.00

EPC Rating: D

Council Tax Band: A

Property Type: Terraced

Tenure: Freehold

Parking Type: Street parking

Restrictions: N/A

Construction Type: Standard

Heating Type: Gas

Water Supply: Mains

Sewage: Mains

Gas Type: Mains Combi boiler

Electricity Supply: Mains

Building Safety: N/A

Rights and Easements: N/A

Flooding: Low

All tenants are advised to visit the Government website to gain information on flood risk.

<https://check-for-flooding.service.gov.uk/find-location>

Mobile/Broadband Coverage: All tenants 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>

Planning Permissions: N/A

Accessibility Features: N/A

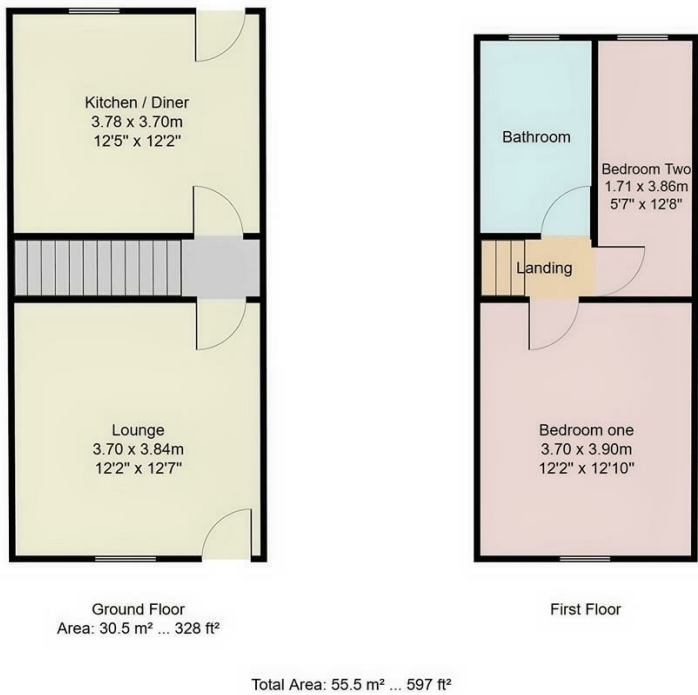
Coal Mining Area: South Yorkshire is a coal mining area

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

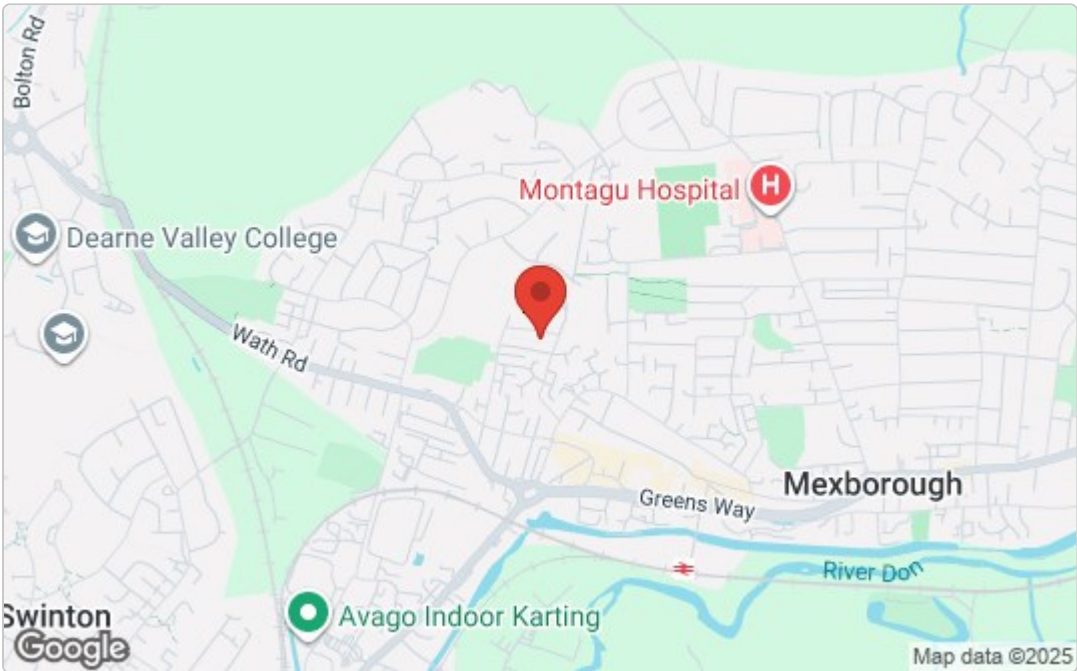
<https://www.groundstability.com/public/web/home.xhtml>



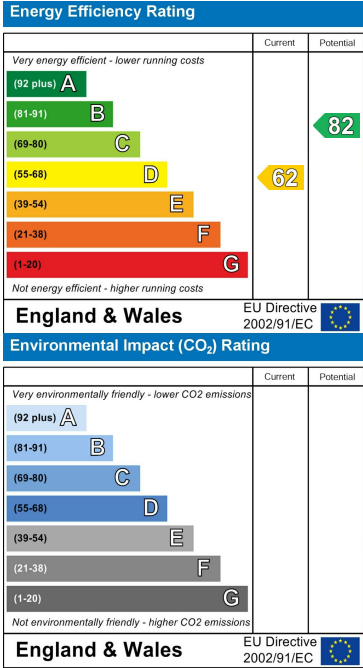
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

