



Apartment 1, Grafton Hall Victoria Road, Bentley, DN5 0EZ

**£650 Per Calendar Month**

What a little gem this is. Come and take a look at this lovely apartment on the outskirts of Doncaster. Perfect location for transport links through to Wakefield, Leeds and back into Doncaster. Modern and spacious throughout. Parking available. The area has a range of shops including the Lidl supermarket, cafes and more. If you enjoy walking then there are lots of countryside nearby. Viewings week Commencing 10th November.

## **Kitchen**

Enter from the external door into the modern kitchen area, with a range of fitted units with oven and hob.

## **Lounge**

A great space with neutral decoration and wood flooring.

## **Bedroom one**

A good double room with neutral decor and flooring.

## **Bedroom Two**

A smaller room on the ground floor with access to the loft space

## **Bathroom**

Offering a white 3 piece suite with shower.

## **Loft space**

This extra room is ideal for anyone that works from home, or just to be used as storage.

## **External**

Around the building is communal garden areas, with parking space available to the front.

## **Tenancy Information**

Rent: £650.00

Bond: £750.00

Holding Deposit: £150.00

EPC Rating: C

Council Tax Band: A

Property Type: Maisonette apartment

Tenure: Freehold

Parking Type: Off Street

Restrictions: N/A

Construction Type: Standard

Heating Type: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Gas Type: Mains

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

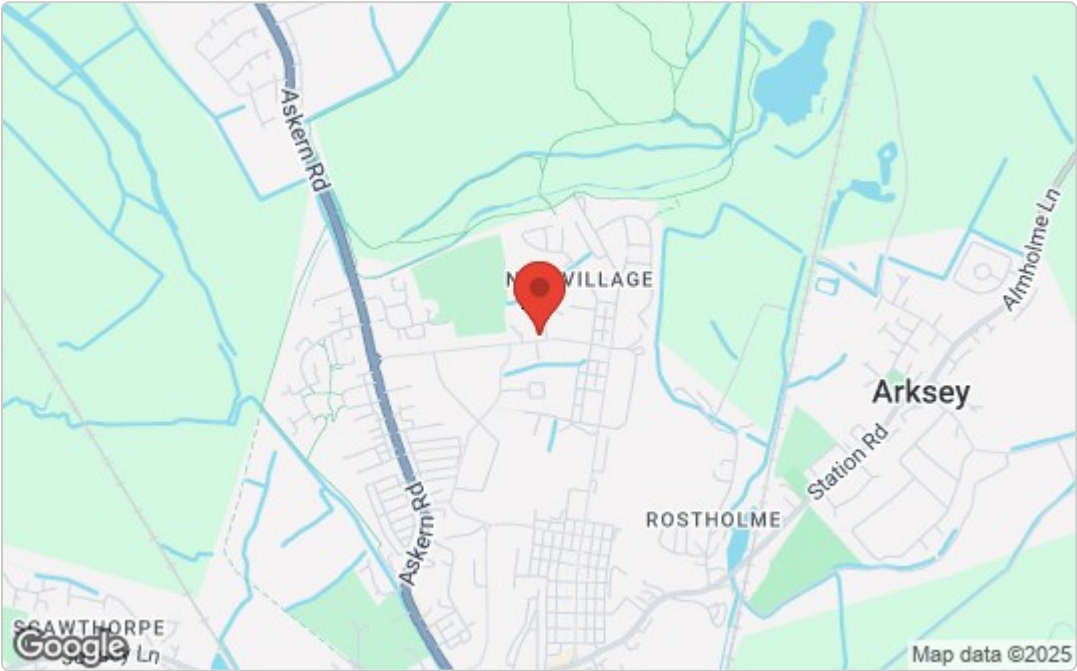
Coal Mining Area: South Yorkshire is a coal mining area

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



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.

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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  
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Energy Efficiency Graph

