



58 Pilkington Road, Kirk Sandall, Doncaster, DN3 1EF

£1,000 Per Month

Located in the heart of the village is this family home on the corner plot. Available to rent 18th December. Modern and spacious throughout and a beautiful garden to the rear. The village has lots of accessible amenities and attractions and excellent for links to Doncaster City centre and motorway. Call our office today to arrange a viewing.

Hallway

Front the front external door is this nicely decorated hallway with spindle staircase. There is storage cupboard and Cloakroom access.

Cloakroom

Downstairs room with WC and hand basin.

Open plan living area

What a stunning open plan space, all neutrally decorated, the lounge space has ample room for relaxing on the sofa. Onto the dining area with french doors overlooking the garden. Open space to the kitchen offering a fantastic range of units with built in appliances.

Utility

A great space for doing the washing.

Bedroom One

A large double bedroom with two windows and access to the en-suite bathroom

En-suite

Comprising of a modern suite with shower cubicle, hand basin and WC.

Bedroom Two

A second double room with neutral decor and grey carpet.

Bedroom Three

This third room is ideal for use as a single bedroom or study area.

Bathroom

A modern family bathroom with a white 3 piece suite, matching wall tiles and flooring.

External

To the front of the property is a small area, with path access, parking is available on the street. To the rear is a large garden mainly lawn.

Tenancy Information

Rent: £1000.00

Bond: £1153.00

Holding Deposit: £230.00

EPC Rating: B

Council Tax Band: C

Property Type: Detached

Tenure: Freehold

Parking Type: Ample 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



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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Energy Efficiency Graph

