

TO LET



Mexborough Road, Bolton On Dearne
£650 pcm


MARTIN&CO

Mexborough Road, Bolton On Dearne

Mid Terraced House,
2 bedroom, 1 bathroom

£650 pcm

Date available: 3rd April 2024

Deposit: £750

Unfurnished

Council Tax band: A

- Two Bedrooms
- Enclosed Rear Yard
- Modern Kitchen
- Quality Carpets
- Bath with Overhead Shower
- Spacious Kitchen Diner
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We are pleased to offer for rent this two bedrooomed terrace property situated on Mexborough Road in Bolton Upon Dearne.

Neutrally decorated throughout with quality carpets and flooring, the property comprises of a lounge, spacious kitchen diner, complete with modern gloss units and a built in oven, hob and extractor with contrasting worktops and complementary splash back tiles.

To the first floor there is a double and a single bedroom,



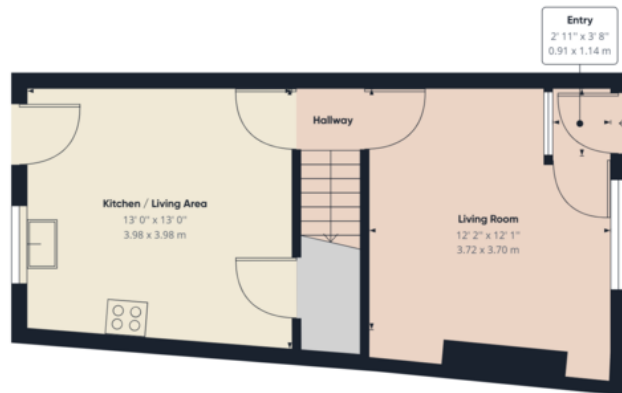
again both neutrally decorated with the same brown quality carpets. The family bathroom contains a white three piece suite, complete with a shower over the bath.

Externally there is a rear enclosed yard. Parking is on street to the front of the property.

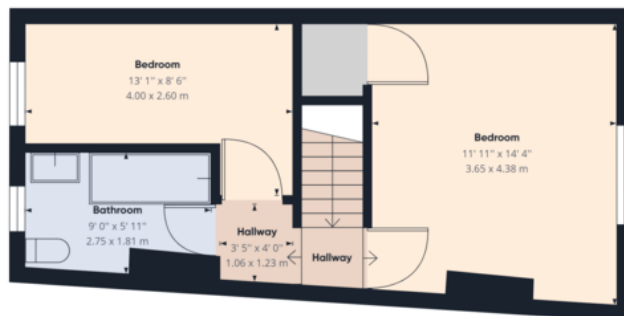
Unfortunately pets are not accepted on this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C	70	
(55-68)	D		



Ground Floor Building 1



Approximate total area⁽¹⁾

695.86 ft²

64.65 m²

(1) Excluding balconies and terraces

While every attempt has been made to

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

