

**TO LET**



**Wheatley Park Road, Bentley**  
**£625 pcm**

  
**MARTIN&CO**



## Wheatley Park Road, Bentley

Unknown,  
2 bedroom, 1 bathroom

£625 pcm

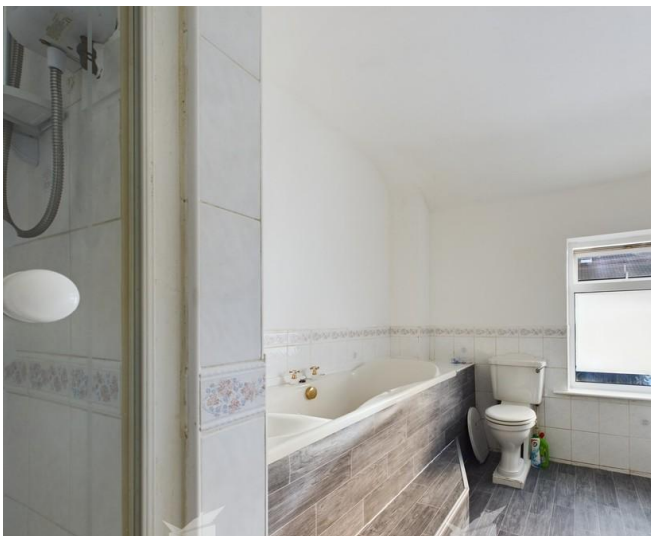
Date available: 20th November 2023

Deposit: £721.15

Unfurnished

Council Tax band: A

- Two Bedrooms.
- End Terraced.
- New Carpets.
- Newly Decorated Throughout.
- 
- Rear Yard.
- On Road Parking.



A two bedroom end terraced house for rent in Bentley, close to local amenities and easy commute into Doncaster. Briefly comprising of lounge, dining room, kitchen, a double bedroom, a single bedroom and bathroom. Call now to arrange a viewing!

**LIVING ROOM** 12' 10" x 14' 4" (3.91m x 4.37m)

Situated at the front of the property complimented with feature fireplace and large bay window, allowing plenty of natural light.

**DINING ROOM** 10' 2" x 12' 8" (3.1m x 3.86m) A spacious Dining Room with feature fireplace.

**KITCHEN** 7' 11" x 8' 3" (2.41m x 2.51m) With a range of white shaker style wall and base units

complimented with black worktops. Also benefits from Gas Oven, Hob and Extractor fan. There is also plumbing for a washing machine and space for an under counter fridge/freezer.

**BEDROOM** 10' 9" x 14' 3" (3.28m x 4.34m) A double bedroom situated on the first floor.

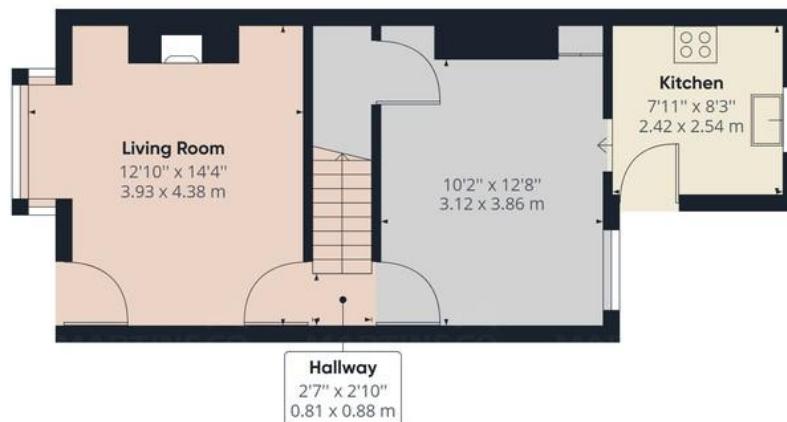
**BEDROOM** 13' 1" x 7' 7" (3.99m x 2.31m) A single bedroom situated on the first floor.

**BATHROOM** 11' 4" x 8' 5" (3.45m x 2.57m) A family bathroom fitted with white three piece suite and separate shower unit.



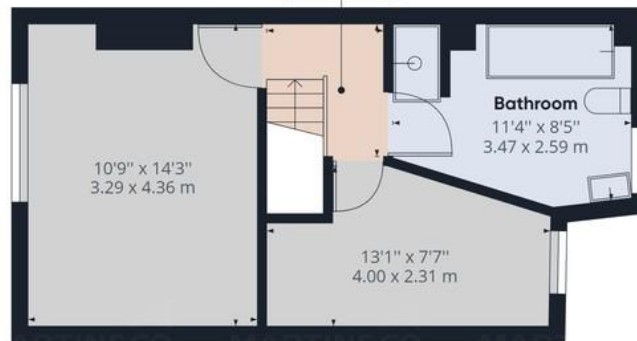
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Ground Floor

**Landing**  
5'4" x 6'3"  
1.64 x 1.92 m



Approximate total area<sup>(1)</sup>

765.30 ft<sup>2</sup>

71.10 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to

## Martin & Co Doncaster

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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.

