

ON HOLD



Mount Royd, Ryecroft Road
£650 pcm

MARTIN&CO



Mount Royd, Ryecroft Road

Mid Terraced House,
2 bedroom, 1 bathroom

£650 pcm

Date available: 12th February 2024

Deposit: £750

Unfurnished

Council Tax band: A

- Mid-Terraced.
- Two Bedrooms.
- Newly Fitted Kitchen.
- Modern Bathroom.
- Rear Yard.
- On Road Parking.
- Popular Location.



Martin & Co are pleased to present to the market a newly refurbished Mid Terraced property in the quiet village of Norton. Close to schools and local amenities. Briefly comprising of a Living Room, Kitchen and Bathroom on the Ground Floor. Two double bedrooms on the first floor. Also benefits from a Cellar and Rear Yard. Call now to arrange a viewing!

LIVING ROOM 13' 10" x 12' 8" (4.22m x 3.86m) A light and bright front facing Living Room with feature fireplace and wood effect flooring.

KITCHEN 9' 3" x 12' 9" (2.82m x 3.89m) A newly fitted kitchen with dark grey base units complemented with light grey worktops and separate island. Also benefits

from an electric oven, induction hob and extractor fan. There is also plumbing for a washing machine.

BEDROOM 12' 6" x 12' 8" (3.81m x 3.86m) A double bedroom fitted with new carpets situated on the first floor.

BEDROOM 10' 9" x 9' 6" (3.28m x 2.9m) A second double bedroom fitted with new carpets situated on the first floor.

BATHROOM 5' 10" x 5' 11" (1.78m x 1.8m) A newly refurbished modern family bathroom fitted with white three piece suite and over bath shower situated on the ground floor.



%epcGraph_c_1_544%



Ground Floor



Approximate total area⁽¹⁾
610.71 ft²
56.74 m²

(1) Excluding balconies and terraces.

While every attempt has been made to

Martin & Co Doncaster

38 Hall Gate • Doncaster • DN1 3NR
T: 01302 343 494 • E: doncaster@martinco.com

01302 343 494

<http://www.martinco.com>



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.

