

**ON HOLD**



**Clay Flat Lane, Rossington**  
**£875 pcm**

  
**MARTIN & CO**



## Clay Flat Lane, Rossington

Semi-Detached House,  
3 bedroom, 1 bathroom

£875 pcm

Date available: Available Now

Deposit: £1,009.61

Unfurnished

Council Tax band:

- Three Bedrooms.
- Semi-Detached.
- Utility Room.
- Off Road Parking.
- Rear Garden.
- Close to Local Amenities.
- Shower Room.



Martin & Co are pleased to present to the market this stunning three bedroom semi-detached home situated in the popular area of Rossington. Briefly comprising of a Kitchen, Utility Room, Living Room, Dining Room and Shower Room on the ground floor. Two double bedrooms, a single bedroom and family bathroom on the first floor. Also benefits from off road parking and rear garden. Call now to arrange a viewing!

KITCHEN 12' 2" x 8' 6" (3.71m x 2.59m) Fitted with wall and base units, complimented with wood effect worktops. Also benefits from a gas oven, hob and extractor fan.

UTILITY ROOM 5' 4" x 8' 6" (1.63m x 2.59m) Leading

from the kitchen is a separate utility space with plumbing for a washing machine.

**LIVING ROOM 15' 0" x 10' 10"** (4.57m x 3.3m) A spacious living room situated at the front of the property.

**DINING ROOM 8' 11" x 9' 8"** (2.72m x 2.95m) A generous sized dining room with patio doors leading to the rear garden, perfect for entertaining!

**SHOWER ROOM 5' 4" x 6' 10"** (1.63m x 2.08m) Situated on the ground floor, fitted with white two piece suite and separate shower unit.

**BEDROOM 12' 4" x 10' 10"** (3.76m x 3.3m) A double bedroom situated on the first floor.

**BEDROOM 14' 6" x 8' 0"** (4.42m x 2.44m) A second double bedroom with fitted wardrobes situated on the first floor.

**BEDROOM 8' 10" x 7' 11"** (2.69m x 2.41m) A single bedroom situated on the first floor.

**BATHROOM 6' 8" x 5' 7"** (2.03m x 1.7m) A family bathroom fitted with white three piece suite and over bath shower situated on the first floor.





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Ground Floor



Approximate total area<sup>(1)</sup>  
937.92 ft<sup>2</sup>  
87.14 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.