



42a Daw Lane, Doncaster, DN5 0PD
Offers In Excess Of £70,000 Freehold


MARTIN&CO

Daw Lane, Bentley

2 Bedrooms, 1 Bathroom

Offers In Excess Of £70,000

- Tenant in situ
- Two bedroom semi detached
- Two spacious reception rooms
- Large bathroom
- Garage
- Enclosed Yard
- Close to amenities

ATTENTION INVESTORS: Available with tenant in situ, A deceptively spacious two bedroom semi detached house in Bentley. Comprising a spacious lounge, separate dining room, kitchen, wc on the ground floor. To the first floor there is one double bedroom and one single bedroom. There is also a large bathroom with a white suite and mixer shower over. and separate utility room. There is an enclosed gated area being ideal for storage and



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	89
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		61	89
EU Directive 2002/91/EC			

to the rear a good sized enclosed yard and single garage with access via the up and over door.

This property is close to local amenities and offering good transport links.

LOUNGE 16' 1" x 16' 8" (4.91m x 5.09m) A spacious lounge area at the front of the property, with a large window allowing for plenty of natural light.

DINING ROOM 16' 1" x 12' 0" (4.91m x 3.66m) Separate dining area with easy access to the first floor.

KITCHEN 10' 1" x 14' 11" (3.09m x 4.57m) With a range of white wall and base units, complemented with black worktops, stainless steel oven, gas hob and

extractor

WC 5' 4" x 2' 10" (1.65m x 0.88m) Ground floor WC

BEDROOM 10' 2" x 17' 1" (3.10m x 5.23m) A spacious master bedroom with built in cupboard

BEDROOM 5' 0" x 13' 8" (1.53m x 4.17m) Second single bedroom

BATHROOM 11' 7" x 9' 0" (3.55m x 2.75m) A surprisingly large bathroom with white three piece suite

UTILITY ROOM 4' 7" x 5' 11" (1.42m x 1.81m) A separate utility room on the first floor with plumbing for washing machine

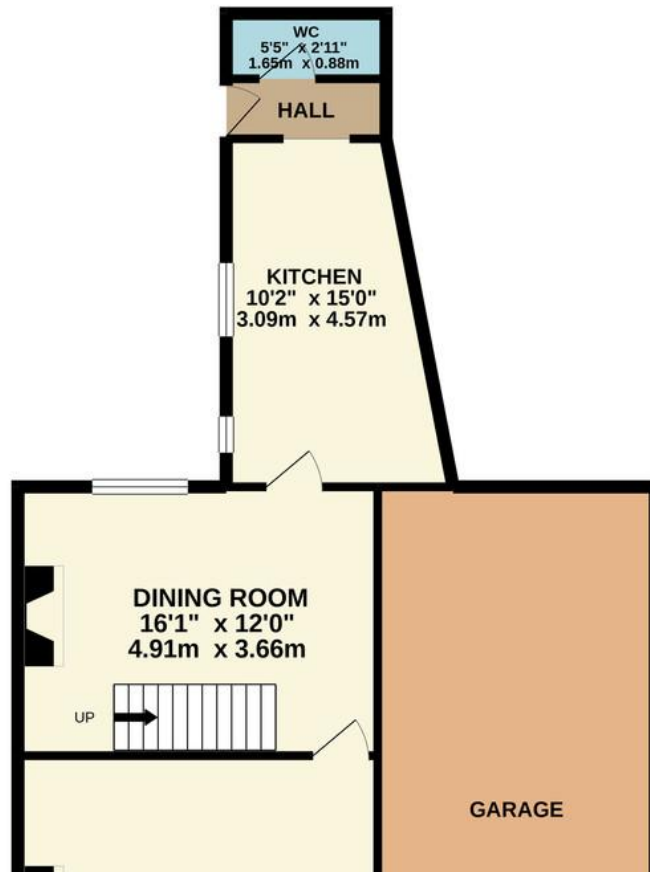
GARAGE Single garage



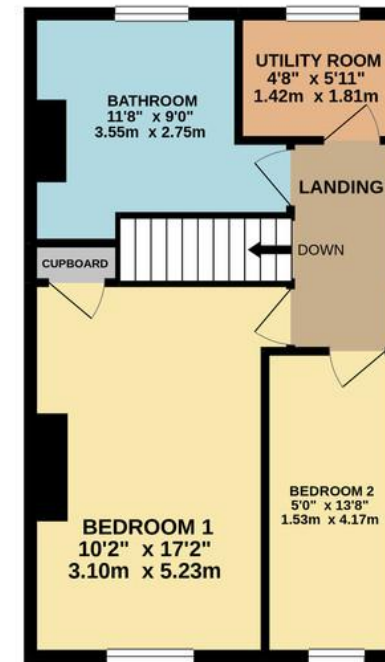




GROUND FLOOR
978 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



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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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

