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24 Church Street, Bentley, Doncaster, South Yorkshire DN5 0BE

**Guide price\* £80,000+**



**A tenanted semi-detached house in good decorative order currently let under an Assured Shorthold Tenancy at £550 per calendar month (£6,600 per annum).**

#### Location

The property is located in a residential area. Church Street is off Cooke Street leading to the main A19 Askern Road, north of Doncaster town centre. Conveniently placed for access to Bentley town centre, rail station, shops, schools, bus routes, Bentley Park and Doncaster town centre. Also, within easy reach of access to surrounding towns including Barnsley, Rotherham, Scunthorpe, Pontefract and Sheffield. The A1(M) and M18 are within easy reach.

#### Description

A spacious semi-detached house incorporating two reception rooms, a fitted kitchen, bathroom and three double bedrooms all in good decorative order. There is a

garage, central heating and double glazing. Viewing is recommended to appreciate the décor and size. Currently let under an Assured Shorthold Tenancy at £550 per calendar month (£6,600 per annum).

#### Accommodation

**Ground Floor** Living room. Dining room. Kitchen with a range of fitted base and wall units, built in oven and 4 ring electric hob unit. Utility room/store Separate WC.

**First Floor** Three double bedrooms. Bathroom/WC with walk in shower.

**Outside** Driveway to the front. Garage.

**Tenure**  
Freehold

#### EPC

Energy Efficiency Rating D

#### Auction Valuer

Tony Webber FRICS

#### Viewing

Strictly by appointment with joint agent Blundells Auctions 0114 254 1185 or Blundells, Doncaster 01302 460 122

