



QUEENS ROAD, ASKERN, DN6

£550 PCM

247 Property Services are delighted to be able to market this two bedroom which comprises of a diner, separate lounge and a fitted kitchen. There is also two double bedrooms and a family bathroom. There is a front and rear secure garden. Property located ideally for all local amenities.

- Fitted Kitchen
- ASKERN
- Close To Local Amenities
- Two Bedroom Terraced Home
- Two Double Bedrooms
- Council Tax Band A

247 Property Services are delighted to be able to market this two bedroom end terraced home located ideally for all local amenities. The property comprises ideally of a diner and a separate lounge with also a fully fitted kitchen. This leads to the secure rear garden. The property also benefits off two double bedrooms and a family bathroom. This property is EPC rating D (58) and is council tax band A

Council Tax Band: A (Doncaster MBC)

Deposit: £634.61

Holding Deposit: £126.92

LIVING ROOM/LOUNGE

w: 3.41m x l: 3.3m (w: 11' 2" x l: 10' 10")

With uPVC front door, large uPVC window, feature fireplace, electric outlets and TV point.

KITCHEN/DINER

w: 3.73m x l: 3.26m (w: 12' 3" x l: 10' 8")

Large kitchen diner with uPVC back door and window. Modern units and free standing cooker.

Hall

Fully carpeted hall and stairs giving access to first floor.

FIRST FLOOR:

BEDROOM 1

w: 3.43m x l: 3.3m (w: 11' 3" x l: 10' 10")

Large, front facing double bedroom with uPVC window, TV point and electrical outlets.

BEDROOM 2

w: 3.74m x l: 2.08m (w: 12' 3" x l: 6' 10")

Single, rear facing bedroom with uPVC window.

MASTER BATHROOM

w: 1.48m x l: 2.84m (w: 4' 10" x l: 9' 4")

With white suite.

SERVICES

The property is serviced by all mains utilities via keycard, prepaid meters.

VIEWINGS

All viewings are through our Doncaster office - 01302 637688

PARTICULARS

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither 247 Property Services limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

DEPOSIT BONDS

247 Property Services will always require a security deposit (bond) for all our properties. The bond is normally the same as one months' rent but may be higher in some circumstances. Not all properties will accept pets, if the listing states pets are accepted there will be a minimal additional security deposit (bond) of £300. All bonds are lodged with the Deposit Protection Service (DPS) which is a custodial scheme.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			82
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			

