



Comelybank Drive, Mexborough S64 0EP

welcome to

Comelybank Drive, Mexborough

WE'LL BANK ON YOU LOVING THIS! A spacious 4 bedroom townhouse enjoying pleasant canal views on this popular modern style development. Set across 3 floors with en-suite, garage, garden & parking, excellently placed for amenities, schools, leisure facilities & transport links. CALL NOW!



Agents Aml Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Agents Note

Please note there is site / maintenance fee of £80 per quarter.

Ground Floor Entrance Hall

Accessed via a door to the front elevation, the welcoming entrance hall benefits from a central heating radiator and useful built-in storage, providing practical space for coats, shoes and everyday household items.

Downstairs W.C.

Conveniently located on the ground floor, this useful cloakroom is fitted with a hand wash basin and WC. The room also benefits from a central heating radiator, completing this practical addition to the home.

Family Room

A versatile family room featuring a front facing window, allowing for plenty of natural light, and a central heating radiator. Offering flexible living space, this room is ideal for use as a second lounge, playroom, home office or snug, depending on individual requirements.

Kitchen / Diner

A spacious and sociable kitchen diner fitted with a range of wall and base units incorporating a sink and drainer. The kitchen is equipped with an electric hob and oven with cooker hood, along with plumbing for a washing machine. The room further benefits from a central heating radiator and patio doors opening onto the rear garden, creating an ideal space for everyday family living and entertaining.

First Floor Lounge

Situated on the first floor, this spacious lounge enjoys an elevated position and benefits from two front facing windows, allowing an abundance of natural light to flow through the room. A central heating radiator completes this comfortable and inviting living space.

W.C

Conveniently located on the first floor, this useful cloakroom is fitted with a hand wash basin and WC. The room also benefits from a central heating radiator, completing this practical addition to the home.

Bedroom Two

A generously sized bedroom benefiting from two rear facing double glazed windows, allowing for an abundance of natural light, and a central heating radiator, creating a comfortable and inviting space suitable for a variety of uses.

Second Floor Bedroom One

A spacious principal bedroom benefiting from two front facing double glazed windows, allowing for plenty of natural light throughout the room. The bedroom also features fitted wardrobes, providing excellent storage space, and a central heating radiator, creating a comfortable and inviting retreat.

En Suite

Fitted with a shower cubicle, hand wash basin and WC, this well-appointed en suite provides convenient facilities to the principal bedroom. The room also benefits from a central heating radiator, ensuring comfort and practicality.

Bedroom Three

A well-proportioned bedroom benefiting from a rear facing window, allowing for natural light, and a central heating radiator, creating a comfortable and versatile space suitable for a range of uses.

Bedroom Four

A well-proportioned bedroom featuring a rear facing window, allowing for natural light, and a central heating radiator. Offering versatile accommodation, the room is suitable for use as a bedroom, nursery or home office, depending on individual requirements.

Bathroom

A modern family bathroom fitted with a bath with shower over, hand wash basin and WC. The room also benefits from a central heating radiator, creating a comfortable and practical space for everyday use.

Exterior

To the rear, the property enjoys an attractive enclosed garden, primarily laid to lawn with a patio area, providing an ideal space for outdoor seating, entertaining and family enjoyment during the warmer months.

Parking is provided by a garage featuring up-and-over doors, power and lighting, offering excellent storage and secure parking. In addition, the property benefits from a dedicated parking bay, providing further off-road parking convenience.



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welcome to

Comelybank Drive, Mexborough

- Spacious 4 bedroom townhouse - set over 3 floors. Council Tax C. EPC tbc
- Well placed for amenities, schools, shops. Dearne Valley Leisure Centre & canal walks
- Beautifully presented throughout
- Family bathroom, en-suite to bedroom 1 plus two W.C.s
- Garage & parking

Tenure: Freehold EPC Rating: B
Council Tax Band: C

offers in excess of



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB120524 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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