



**COMELYBANK DRIVE, MEXBOROUGH, S64**  
£875 per month\*

**Carter Jonas**



# COMELYBANK DRIVE, MEXBOROUGH, S64

A three bedroom end terraced property situated on the popular Comelybank Drive development.

Accommodation comprises - Entrance hall, kitchen//living room, downstairs cloakroom. To the first floor are two bedrooms and family bathroom. To the second floor is the master bedroom with ensuite shower room and dressing room. Externally there is an enclosed rear garden, front lawn and allocated parking space.

Available unfurnished from Mid June for an initial 6 or 12 month tenancy  
EPC Rating C. Council Tax Band B - Please see Doncaster Metropolitan Borough Council for current costs.

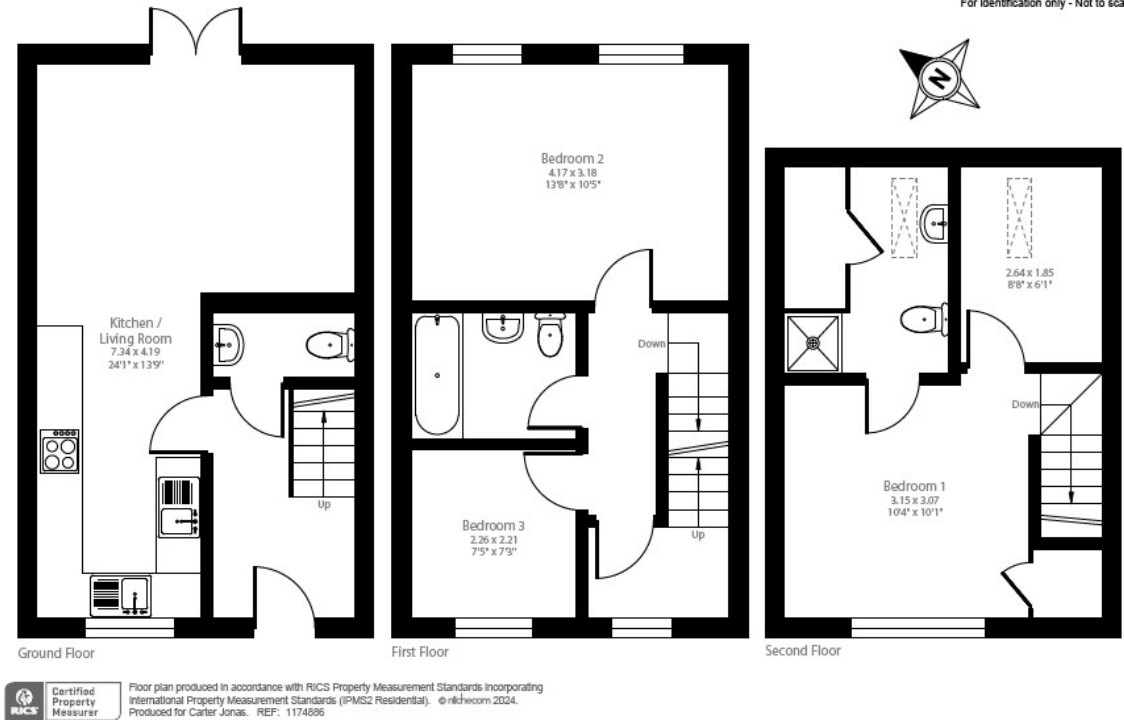
One small pet considered. No access to loft. Mains gas, electricity, water and sewerage are connected to the property. Gas central heating.  
Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Flood Risk: - Low  
At a rent of £875 per calendar month.  
Holding deposit 1 weeks rent £201  
Security deposit 5 weeks rent £1009

- Council Tax Band = B
- Deposit Required = £1,009
- Minimum term 6 months
- 3 Bedrooms (1 with en suite)
- Bathroom
- Kitchen/Diner
- Cloakroom
- Rear Garden
- Allocated Parking
- Unfurnished
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Comelybank Drive, Mexborough, S64  
Approximate Area = 940 sq ft / 87.3 sq m  
For identification only - Not to scale



Oxford Lettings 01865 511444  
oxfordresilettings@carterjonas.co.uk  
Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE



Exclusive UK affiliate of  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE  
Classification L2 - Business Data

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.