

**TO LET**



**Manor House Court**  
**£775 pcm**

  
**MARTIN & CO**



## Manor House Court

End Terraced House,  
2 bedroom, 0 bathroom

£775 pcm

Date available: 16th May 2025

Deposit: £894.23

Unfurnished

Council Tax band:

- Spacious Lounge with Feature Fireplace
- Fitted Kitchen with Stainless Steel Gas hob with Electric Oven
- Family Bathroom
- 2 Double Bedrooms
- Enclosed Rear Garden
- Generous garden with off street parking for 2 cars



A spacious newly refurbished two double bed roomed house, located in a quiet cul-de-sac location in the popular area of Scawthorpe. Briefly comprising of a lounge/diner and newly fitted kitchen on the ground floor. Two double bedrooms and newly fitted modern family bathroom on the first floor. Also benefits from off road parking and rear garden. Call now to arrange a viewing!

**LOUNGE/DINER 11' 11" x 18' 5" (3.63m x 5.61m)** A spacious Lounge/Diner with Feature Fireplace.

**KITCHEN 11' 11" x 8' 2" (3.63m x 2.49m)** A newly modern fitted kitchen with a range of grey wall and base units, complemented with black worktops. Also benefits from an integrated oven, gas hob and

extractor hood.

**BEDROOM 11' 11" x 10' 6"** (3.63m x 3.2m) A double bedroom situated on the first floor.

**BEDROOM 11' 11" x 8' 2"** (3.63m x 2.49m) A second double bedroom situated on the first floor.

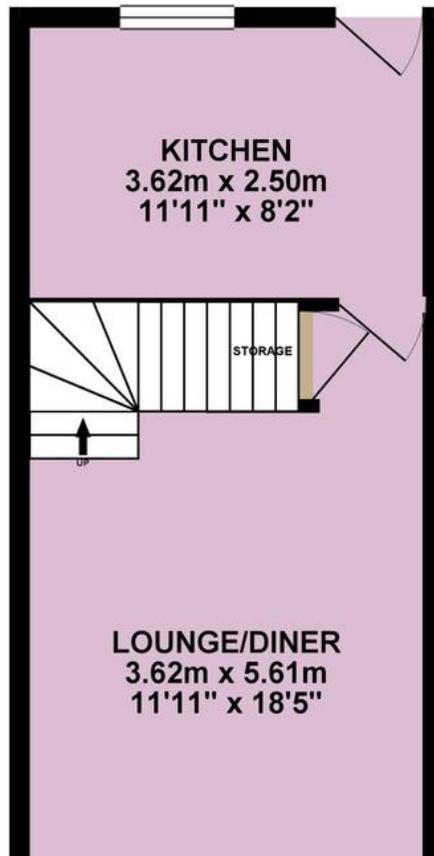
**BATHROOM 6' 0" x 6' 3"** (1.83m x 1.91m) Newly fitted family bathroom with modern white three piece suite and over bath shower situated on the first floor.



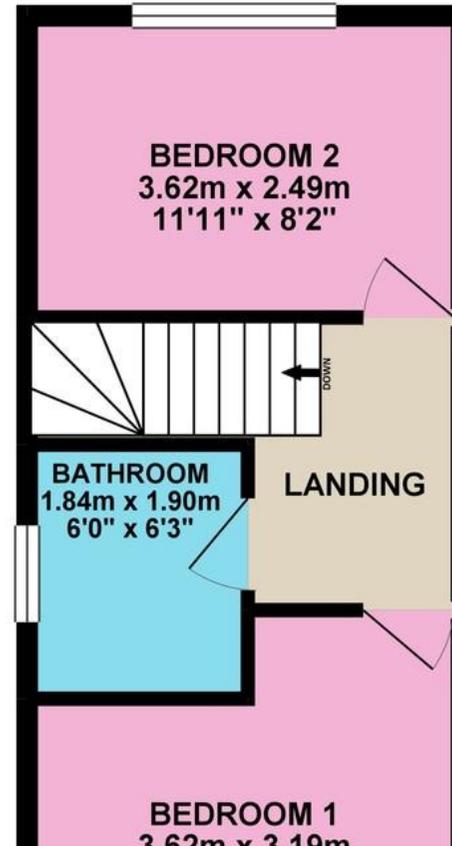
%epcGraph\_c\_1\_544%



GROUND FLOOR 30.64 sq. m.  
( 329.81 sq. ft. )



1ST FLOOR 29.36 sq. m.  
( 315.98 sq. ft. )



## Martin & Co Doncaster

38 Hall Gate • Doncaster • DN1 3NR  
T: 01302 343 494 • E: doncaster@martinco.com

# 01302 343 494

<http://www.martinco.com>

  
**MARTIN&CO**

**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.