



COMELYBANK DRIVE, MEXBOROUGH, S64
£950 per month*

Carter Jonas

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Five-bedroom townhouse arranged over three floors with an enclosed garden and off-road parking situated on the popular Comelybank development.

The ground floor welcomes you with an entrance hallway leading to a contemporary open-plan kitchen/dining room, followed by a WC. The kitchen is fitted with a range of units and includes integrated appliances comprising a fridge freezer, dishwasher and washer dryer.

To the first floor there is a spacious living room, featuring ample room. Also located on this floor are two bedrooms, including Bedroom 5, which would be equally suited as a nursery, dressing room or home office, together with a family bathroom.

The second floor includes a generous principal bedroom benefitting from a private en-suite shower room. Two further well-proportioned bedrooms and a boiler room

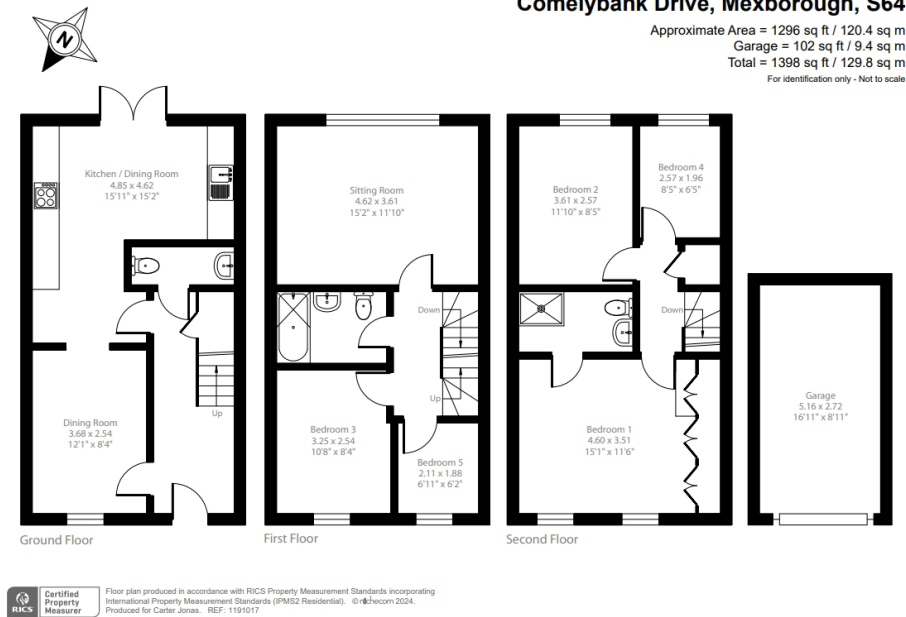
Externally, the property benefits from both front and rear gardens, with the enclosed rear garden offering a private outdoor space ideal for relaxing, entertaining or family enjoyment. A designated parking space is situated to the front of the property.

Please note that while the property benefits from a garage, it is subject to restrictions within the lease and is therefore excluded from the tenancy.

- Council Tax Band = C
- Deposit Required = £1,096.00
- Long Let, Minimum term 12 months
- 5 Bedrooms
- Kitchen/Dining Room
- 1 Reception Room
- Ensuite Shower Room
- Family Bathroom
- Garage
- Allocated Parking Space
- Unfurnished
- Available now
- EPC = C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	89 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Classification L2 - Business Data