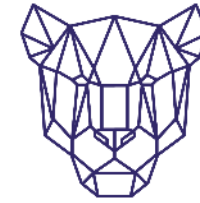


170 Hirstgate, Mexborough, S64 0DZ

Guide Price - £100,000



PANTERA
PROPERTY



170 Hirst Gate, Mexborough, S64 0DZ

Guide Price - £100,000

- Four bedroom Semi-detached
- Room to improve
- Currently Tenanted (£650 PCM)
- Off-street parking
- Large wrap-around garden
- No Onwards Chain

Contacts:

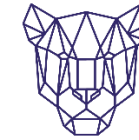
To enquire about this property or for further information, please get in touch with:

George Strachan

0330 118 6610

george@panteraproperty.com

Misrepresentation Act; 1. Pantera Property Limited on its own behalf of the vendor/lessor of this property whose agent Pantera Property Limited is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither Pantera Property Limited nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchase or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Pantera Property is the trading name of Pantera Property Limited, October 2022.



**PANTERA
PROPERTY**

DESCRIPTION

Pantera Property offer to the market a four-bedroom semi-detached house, providing a driveway and rear garden. The property offers a great opportunity to add value and is in need of modernisation.

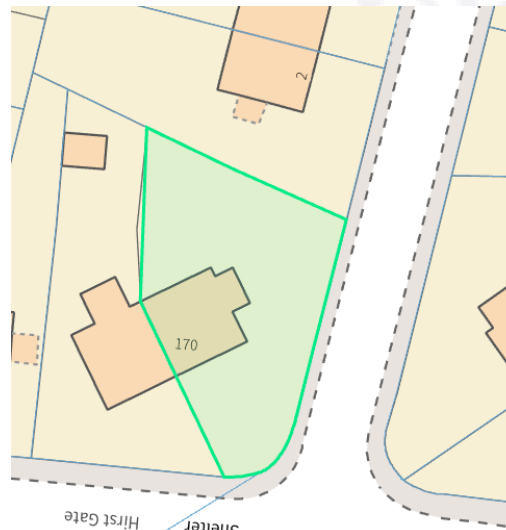
The property offers a reception room, kitchen, utility, the house bathroom and four bedrooms.

LOCATION

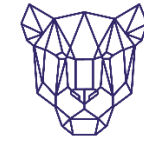
The property is located in Mexborough, on Hirst Gate, which can easily be accessed off Doncaster Road. Specifically, the property is situated in a predominately residential area with an extensive range of local amenities within walking distance to include leisure facilities, bus stops, shops, cafes and restaurants.

VIEWINGS

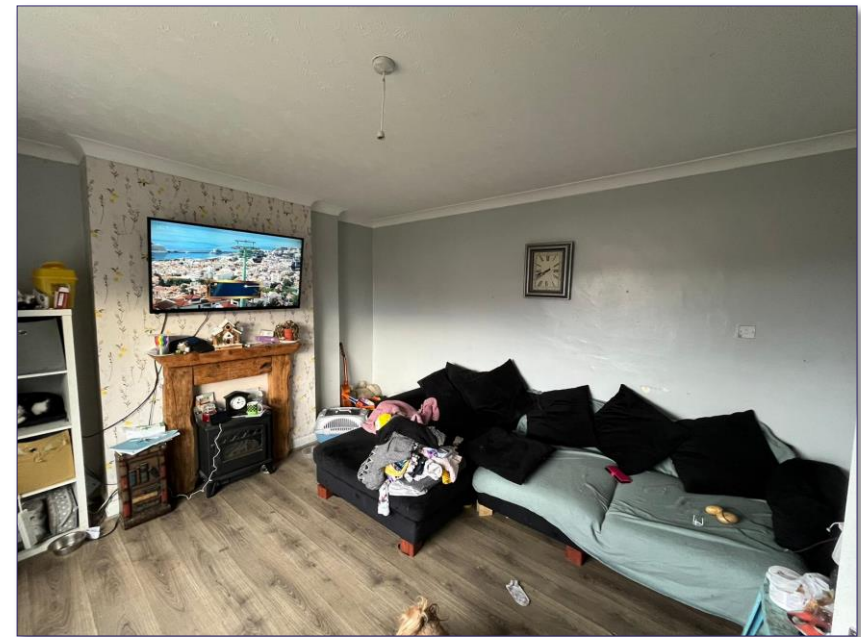
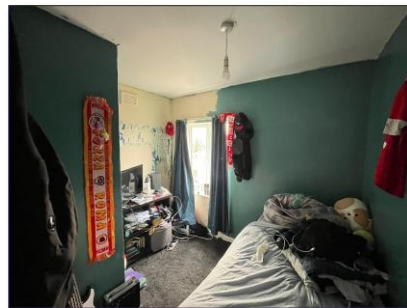
Please call George at Pantera Property for viewing arrangements.



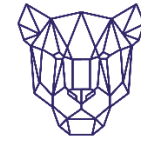
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Floorplan to follow



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