



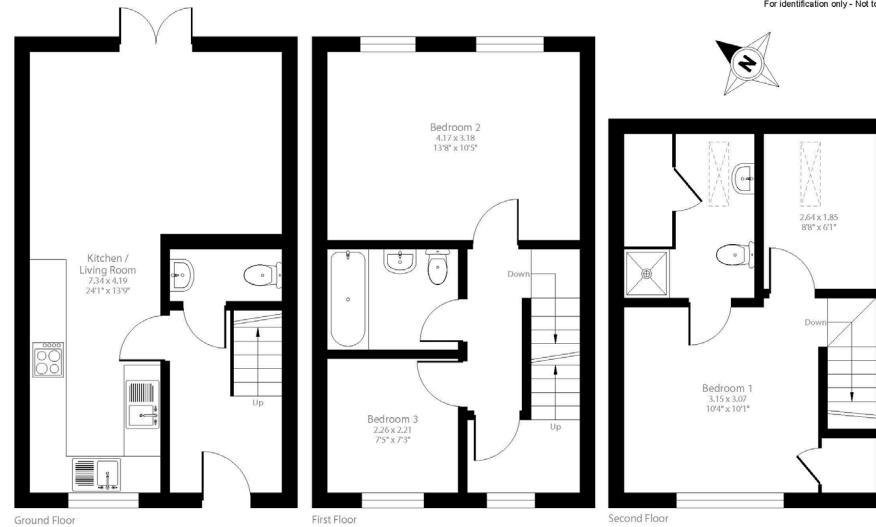
**COMELYBANK DRIVE, MEXBOROUGH, S64**  
£875 per month\*

**Carter Jonas**

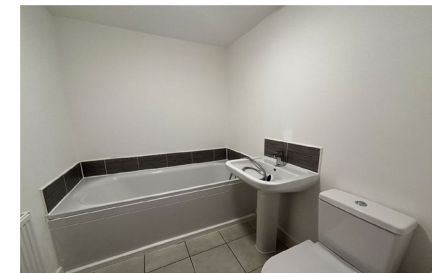
# COMELYBANK DRIVE, MEXBOROUGH, S64

Comelybank Drive, Mexborough, S64

Approximate Area = 940 sq ft / 87.3 sq m  
For identification only - Not to scale



Ground Floor First Floor Second Floor  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rhdwcom 2024. Produced for Carter Jonas. REF: 1174886



This property is a three-bedroom, mid terrace property.

Accommodation comprises -

Ground Floor: entrance hallway, kitchen/diner and living room.

First Floor: Bedroom one and two and family bathroom.

Second Floor: Master Bedroom with ensuite shower room.

External: a rear enclosed garden and one allocated parking space.

Unfurnished and available now for a 12 month tenancy.

Pets considered. No access to loft

- Council Tax Band = B
- Deposit Required = £1,009.00
- Long Let, Minimum term 12 months
- Kitchen
- Lounge
- Three Bedrooms
- 2 Bathrooms
- 1 Allocated Car Parking Space
- Garden
- EPC = C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Birmingham Lettings 0121 389 9670

birmingham.lettings@carterjonas.co.uk



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 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.