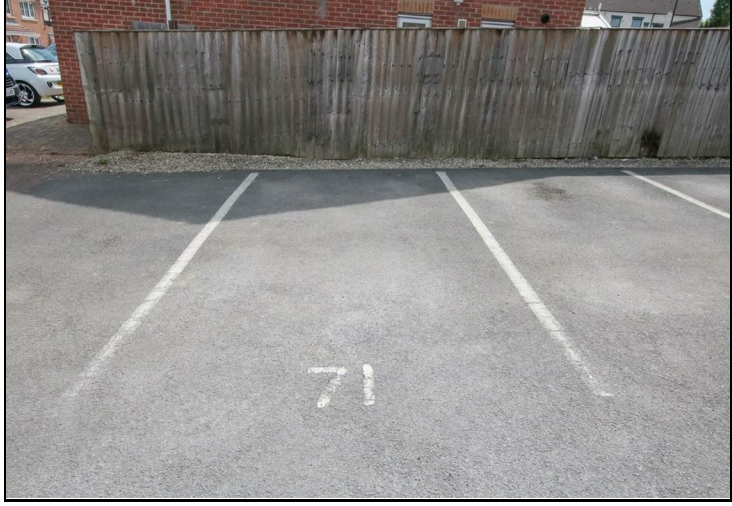
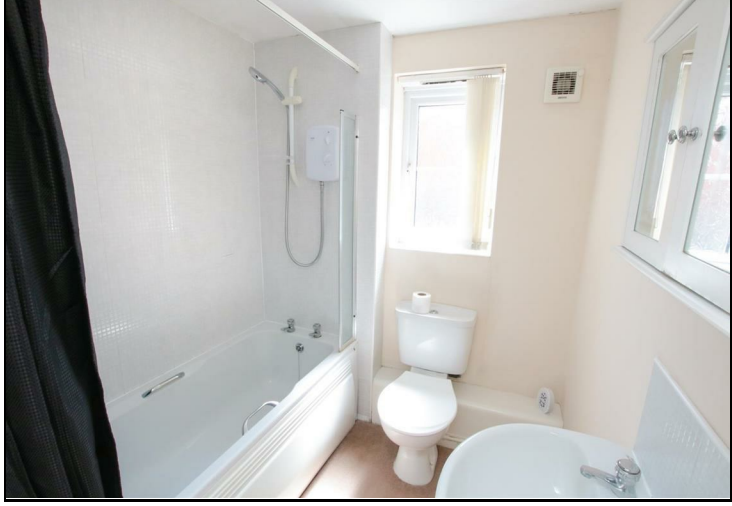


horton knights of doncaster

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71 Moat House Way, Conisbrough, Doncaster, DN12 3GF



***** GUIDE PRICE £70,000 - £80,000 *****

CHAIN FREE.....Located on this modern development, a good sized 2 bedroom ground floor apartment with reserved parking to the rear.

The property is in a modern block of purpose built apartments within this attractive estate. It has pvc double glazing, electric heating throughout and briefly comprises; Security entry phone into a communal entrance hall, inner lobby, private entrance hall with cloaks cupboard off, spacious living room with feature fireplace, fitted kitchen with integrated cooking appliances, one large double bedroom, further single bedroom with airing cupboard and wardrobe area off plus a white bathroom with shower over the bath. Outside are maintained gardens with allocated car parking. All well placed with good access to Conisbroughs many and varied amenities including local towns of Mexborough, Rotherham and Doncaster city. **VIEWING ESSENTIAL.**

Guide Price £70,000 - £80,000

ACCOMMODATION

A communal entrance door gives access to a hallway. This in turn leads to a separate door giving access to an inner lobby which leads to the two ground floor apartments. A private entrance door leads to a long entrance hall.

ENTRANCE HALL

This has a slimline electric panel heater, smoke alarm, a ceiling light and a door to cloaks cupboard which also houses the electric fuse box etc.

FRONT FACING LIVING ROOM

4.50m x 3.51m (14'9" x 11'6")

A good sized rectangular shaped room with a pvc double glazed window to the front, a feature electric fire, a central ceiling light and a smoke alarm.

FITTED KITCHEN

2.95m x 1.83m (9'8" x 6'0")

Fitted with a range of high and low level units finished with a roll edge work surface. There is a four ring electric hob, integrated oven with extractor hood above, space for an under counter fridge. plumbing for an automatic washing machine and a single drainer stainless steel sink unit. With a low level fan heater, a pvc double glazed window with an outlook over car parking and a ceiling light.

BEDROOM 1

3.23m x 3.12m (10'7" x 10'3")

A large double room, it has a pvc double glazed window to the front, a slimline panel heater and a central ceiling light.

BEDROOM 2

3.07m x 2.08m (10'1" x 6'10")

A comfortable single bedroom, it has a pvc double glazed window to the rear, a ceiling light and a built in cupboard which also houses the pressurized hot water cylinder with immersion heater fitted on economy 7 tariff.

BATHROOM

Fitted with a white suite that comprises of a panelled bath, wash hand basin and a low flush wc. There is an independent electric shower over the bath with shower rail, a pvc double glazed window, an extractor fan and a ceiling light.

OUTSIDE

Outside there is an allocated car parking space which is visible from the kitchen window. All stands within communal grounds which are maintained within the maintenance charges.

AGENTS NOTES:

TENURE - LEASEHOLD. The owner has informed us the property is Leasehold. The lease term is 155 years from 1st August 2002. Maintenance Charge £70.00 PCM and Ground Rent £70.00 PA.

DOUBLE GLAZING - The property is fitted with PVC double glazing.

HEATING - The property has electric heating fitted.

COUNCIL TAX - This property is Band A.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

