

horton knights of doncaster

12 Travis Court Shadyside, Hexthorpe, Doncaster, DN4 0DD



*** GUIDE PRICE £55,000 - £65,000 ***

2 BEDROOM TOP FLOOR FLAT / SPACIOUS LIVING THROUGHOUT / OPEN PLAN LOUNGE DINING KITCHEN ARRANGEMENT / 2 GOOD SIZED BEDROOMS / GARAGE & PARKING / PRICED TO SELL / EARLY VIEWING RECOMMENDED //

Time to get on the property market or start investing, then this offers a perfect opportunity. A 2 bedroom top floor flat offering spacious living which also benefits from off road parking and a garage. The property has gas central heating via a combination type boiler, double glazing and briefly comprises: Entrance hall, spacious open plan living dining kitchen arrangement, 2 good sized bedrooms and an upgraded bathroom. All placed with access to local amenities, including shops etc. Old Hexthorpe park, and access to the city centre. Early viewing recommended.

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ACCOMMODATION

An entrance door leads into a large open hall with a staircase which leads to the upper floors. From here, an entrance door leads into an inner hall with a private entrance door which leads into the main dwelling.

ENTRANCE HALL

There is a long hallway with the rooms running off, there is a central heating radiator, an access point into the loft space, coving and a central ceiling light. A door from here leads into a large 'L' shaped open plan living dining kitchen

OPEN PLAN LIVING DINING KITCHEN

4.37m x 3.45m 2.62m x 2.21m (14'4" x 11'4" 8'7" x 7'3")
There is a PVC double glazed window to the rear, a double panel central heating radiator, coving to the ceiling and a ceiling light. This opens directly into the kitchen area with a further PVC double glazed window to the side, a range of fitted cabinets work a work surface over including a single drainer stainless steel sink unit, recess suitable for a electric cooker, plumbing for an automatic washing machine and room for an undercounter fridge. There is a vinyl floor covering, coving and a central ceiling light.

BEDROOM 1

3.66m x 3.10m (12'0" x 10'2")
A good sized double room, it has a timber casement double glazed window to the front, a central heating radiator, coving and a central ceiling light.

BEDROOM 2

2.64m x 2.36m (8'8" x 7'9")
A comfortable sized second bedroom, it has a timber casement double glazed window to the front, a central heating radiator, coving and a central ceiling light.

MODERN BATHROOM

This is all smartly finished with a modern 3 piece white suite comprising of a a panelled bath with a glazed shower screen and a shower mixer, a pedestal wash hand basin and a low flush W/C. There is a double panel central heating radiator, vinyl flooring, an extractor fan and a central ceiling light.

OUTSIDE

The property stands within its own maintained grounds. There is a garage and parking in the grounds.

AGENTS NOTES:

TENURE - LEASEHOLD. Terms of Lease 200 years from 28 September 1986: Ground Rent - £40 per annum: Service Charge - £862 per annum.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing and timber casement double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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.

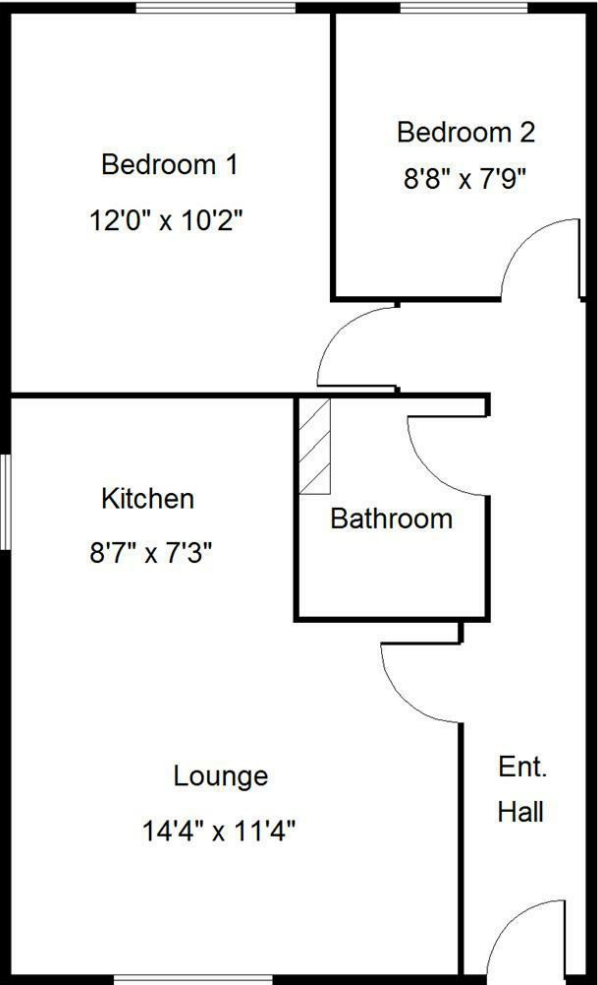
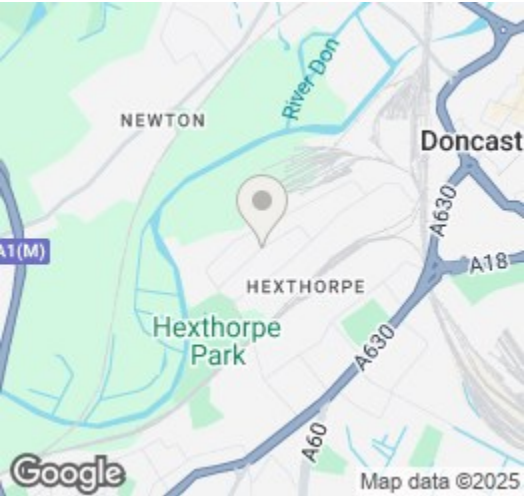
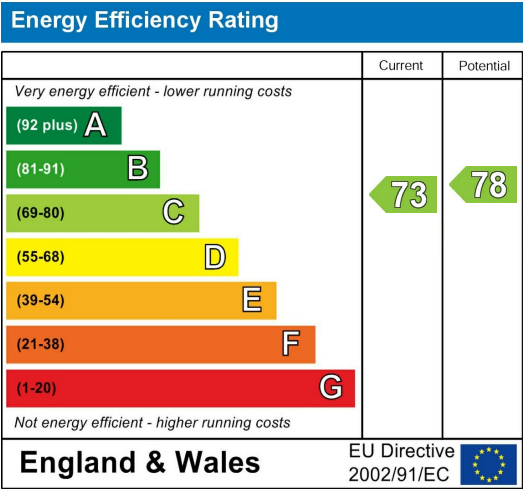
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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.



Ground Floor