



horton knights of doncaster

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Tynedale Court, Kirk Sandall, Doncaster, DN3 1RN
Guide Price £60,000 - £65,000

2 BEDROOM BUNGALOW / COMMUNAL GARDENS & PARKING / MODERN KITCHEN WITH INTEGRATED COOKING APPLIANCES / SHOWER ROOM / LOVELY CUL DE SAC POSITION / NO CHAIN / EARLY VIEWING ESSENTIAL //

The property benefits from pvc double glazing, gas fired central heating and briefly comprises; Entrance hall with large storage cupboard, good sized lounge, modern fitted kitchen with integrated appliances, two bedrooms, one double and one single, plus a shower room with a white suite. Outside there is parking and attractive communal gardens. Popular residential area with good access to local amenities including local shops, health care etc. and bus routes to and from Doncaster. Internal viewing is recommended.

ACCOMMODATION

A PVC double glazed entrance door gives access into the property's entrance hall.

ENTRANCE HALL

A good sized hallway with a deep built in storage cupboard with coat rail etc. access point into the loft space, a single panel central heating radiator, smoke alarm coving to the ceiling and doors leading off to the remaining accommodation.

OPEN PLAN LOUNGE

16'0" x 10'7" (4.88m x 3.23m)

A good sized rear facing reception room with a PVC double glazed door and window which give an outlook onto the gardens, a central heating radiator, two ceiling light points, coving to the ceiling, a feature fireplace with a decorative surround incorporating a marble effect inset and hearth with an electric fire (optional extra to purchase) and a single panel central heating radiator.

KITCHEN

9'0" x 8'3" (2.74m x 2.51m)

This has been beautifully upgraded, it is fitted with a range of high and low level units finished with a work surface over, a porcelain style sink with mixer tap, four ring gas hob, extractor hood, integrated double oven, plumbing for washing machine, room for a tall fridge freezer, pop up electrical socket outlet with USB ports. Concealed behind one of the corner cabinets is a wall mounted gas fired boiler which supplies domestic hot water and central heating systems. There is a PVC double glazed window to the front, extractor fan, ceiling light, vinyl flooring and a central heating radiator.

BEDROOM 1

11'8" x 10'5" (3.56m x 3.18m)

This is a good sized double bedroom, it has fitted wardrobes, PVC double glazed window to the rear elevation, central heating radiator, coving to the ceiling with a central ceiling rose.

BEDROOM 2

10'3" x 7'6" (3.12m x 2.29m)

Having a PVC double glazed window to the front, a single panel radiator and coving to the ceiling with central ceiling light.

SHOWER ROOM

Fitted with a modern white suite comprising of a large corner shower enclosure with a handrail, a wash hand basin and a low flush w/c. There is tiling to the four walls with a ceramic tiled floor, a chrome towel rail/radiator, built in cupboard which houses hot water cylinder with linen storage space above, extractor fan, a ceiling light and pvc double glazed window to the side elevation.

OUTSIDE

The property stands in communal gardens with parking spaces available on the development. A paved communal access pathway leads to the side of the property which gives access to the communal gardens to the side and the rear including decorative shrubs, shaped lawns and mature trees.

AGENTS NOTES:

TENURE - LEASEHOLD. Service Charge £98.46 - There is 68 years remaining on the lease.

SHARED OWNERSHIP - We are selling 50% share of the property - with a rent payable of £140.44 pcm for the remaining 50%.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC 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.

