

# horton knights of doncaster

**4 Brooke Court, Auckley, Doncaster, DN9 3FN**



**AVAILABLE IMMEDIATELY - UNFURNISHED - Situated on this modern development, a two bedroom first floor apartment with an open living area.**

An impressive modern first floor apartment comprising of entrance hall, open living area with Juliette balcony, a modern contemporary fitted kitchen, two good sized bedrooms with built in wardorbe , modern en suite shower room, bathroom and communal gardens. The property is located in the much sort after area of Auckley and close located to local amenities and the M18 motorway network. NO CHAIN.

**£725 PCM**





ACCOMMODATION

An entrance door gives access into the entrance hall.

ENTRANCE HALL

This has doors to the principal rooms, a built-in boiler cupboard, down lighters, a smoke alarm, a video entry phone system, a central heating radiator and laminate flooring.

OPEN LIVING AREA

7.01 x 3.84 (23'0" x 12'7")

LOUNGE AREA

This has aluminium framed double glazed patio doors which lead onto a Juliette balcony, a central ceiling light, a central heating radiator, a continuation of the laminate flooring and an opening into the kitchen.

KITCHEN AREA

Fitted with a range of contemporary base units finished with a complementary splash back and work surface which incorporates a single bowl stainless steel sink unit with mixer tap and a ceramic hob with a glass splash back and extractor hood over. There is an integrated eye level oven, an integrated fridge, a central heating radiator, down lighters to the ceiling and a continuation of the laminate flooring.

BEDROOM 1

3.53 x 3.05 (11'7" x 10'0")

Situated towards the rear of the property having two double glazed windows, a central ceiling light, two central heating radiators, built-in wardrobes with glass sliding doors and a door to the en-suite shower room.

EN-SUITE

Fitted with a suite that comprises of a three piece suite which comprises of a double shower enclosure with a mains plumbed shower, low flush wc and a wall mounted wash hand basin. There is tiling to the walls, coordinating ceramic tiled flooring, down lighters, a chrome ladder style towel rail/radiator and a double glazed window.

BEDROOM 2

4.01 x 2.87 (13'2" x 9'5")

Situated towards the front of the property having double glazed sliding doors which lead onto a Juliette balcony, a central ceiling light, a central heating radiator and built-in wardrobes.

BATHROOM

Fitted with a three piece suite that comprises of a panelled bath with a mains fed shower and glass screen over, a low flush wc and a wall mounted wash basin. There is tiling to the walls, coordinating floor tiles, a chrome ladder style towel rail/radiator, down lighters and an extractor fan.

OUTSIDE

The property has communal gardens.

HOW TO GET THERE

From the agents Doncaster office leave the Town Centre along Bennetthorpe and continue for approx. 0.5 miles. At the roundabout take the 2nd exit onto Bawtry Road A638 and continue for approx 0.9 miles then turn left onto Cantley Lane B1396 and continue for approx. 0.8 miles. At the roundabout take the 2nd exit to stay on Cantley Lane B1396 and continue for approx. 2.8 miles then turn right onto Hurst Lane where the property can be identified by our Agents For Sale board.

AGENTS NOTES

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.

