

horton knights of doncaster

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18 Tynedale Court, Kirk Sandall, Doncaster, DN3 1RN



*** GUIDE PRICE £60,000 - £65,000 FOR A 50% SHARED OWNERSHIP DESIGNED FOR OVER 55'S ***

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

Located on this very desirable development designed for the over 55's, a 2 bedroom end of terraced bungalow. 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. **EARLY VIEWING IS RECOMMENDED.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

ACCOMMODATION

A pvc double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

There is a tall built-in cloak style cupboard with shelving and hanging, central heating radiator, coving, an access point into the loft space, ceiling light and doors to:

OPEN PLAN LIVING ROOM

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

An attractive rear facing reception room, it has a pvc double glazed door with matching side screens which give access onto a communal garden area. There is coving, two central ceiling lights and a central heating radiator.

FITTED KITCHEN

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

Fitted with a range of high and low level units finished in a white high gloss cabinet door with a contrasting work surface, there is a single drainer stainless steel sink unit with mixer tap, recess suitable for an electric cooker with an extractor hood above. There is further recess suitable for a tall fridge freezer and under counter appliance, central heating radiator, pvc double glazed window, central ceiling light, coving, concealed behind one of the cupboards is a gas fired boiler which supplies the domestic hot water and central heating systems.

BEDROOM 1

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

A large double room with fitted wardrobes, it has the benefit of an air conditioning unit, a pvc double glazed window and a central heating radiator.

BEDROOM 2

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

A good sized single bedroom, again has a range of fitted bedroom furniture, a pvc double glazed window, central heating radiator and a central ceiling light.

SHOWER ROOM

This is a good size which has a low entry shower tray with an independent electric shower, wash hand basin, low flush wc, tiling to the bathing areas and splashbacks, central heating radiator and a built-in cupboard which houses a hot water cylinder with linen storage and an immersion heater fitted as well.

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:

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 10000 mbps and upload speeds of up to 10000 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.

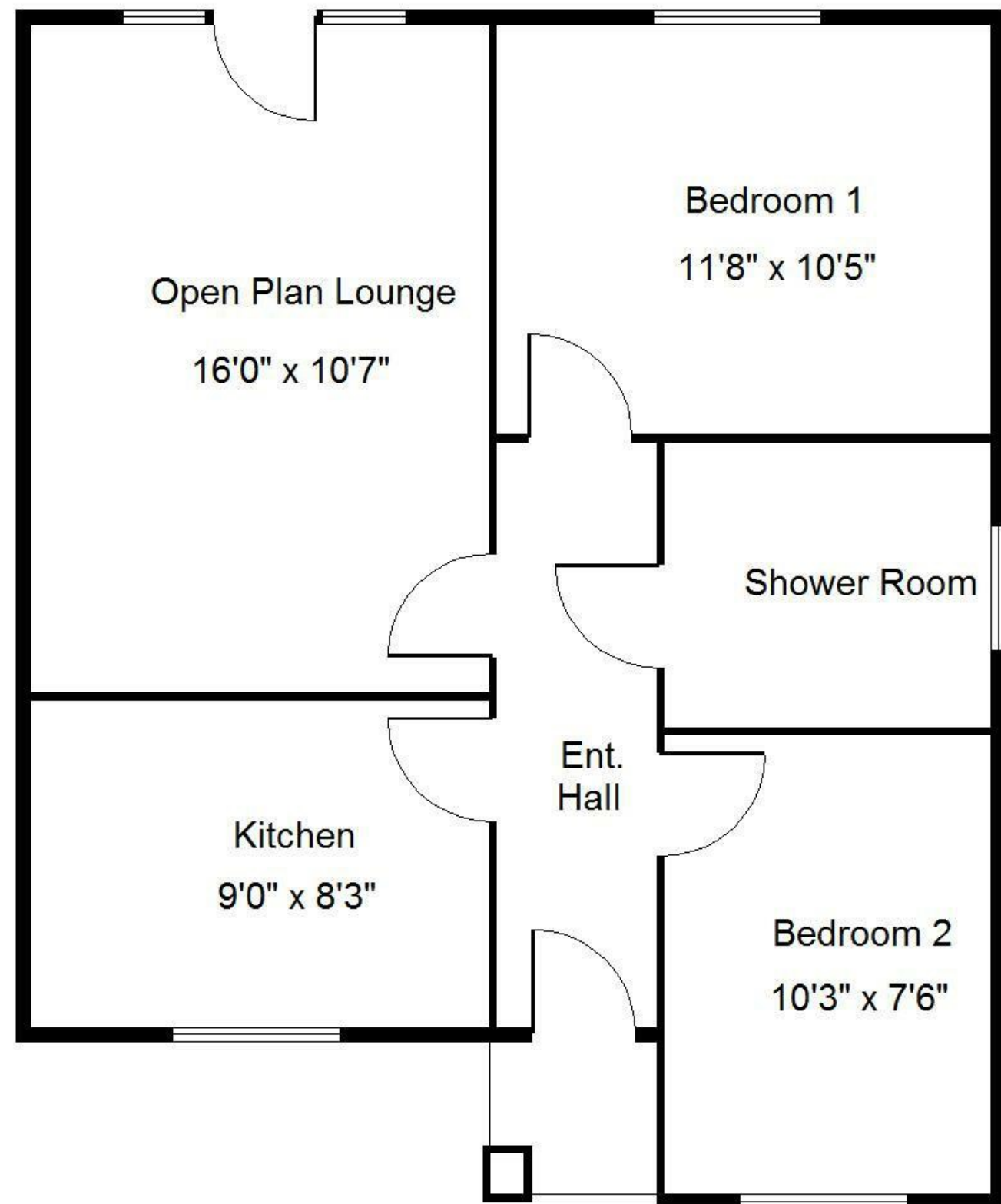
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that

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