

horton knights of doncaster

Tynedale Court, Kirk Sandall, Doncaster, DN3 1RN

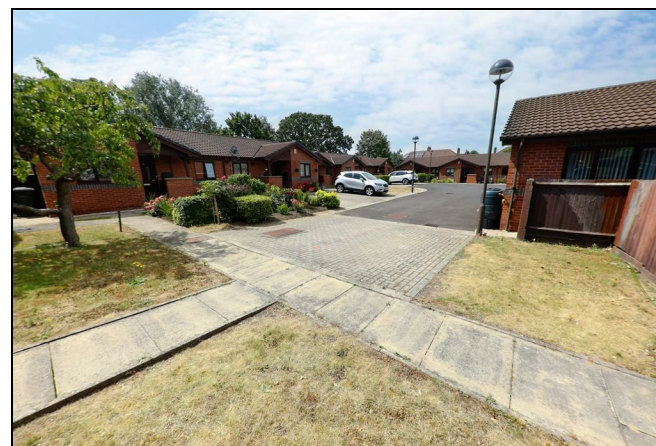
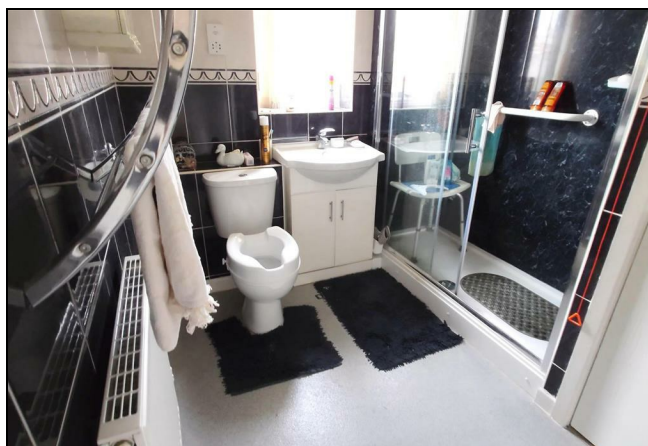


***** OFFERS OVER £36,000 FOR A 25% SHARED OWNERSHIP DESIGNED FOR OVER 55'S *****

A LOVELY 2 BEDROOM BUNGALOW / LOVELY CUL DE SAC POSITION / MODERN FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES / SPACIOUS LIVING ROOM / BEDROOM WITH FITTED ROBES / SHOWER ROOM / COMMUNAL GARDENS & PARKING / 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 living room, 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. NO CHAIN. EARLY VIEWING IS RECOMMENDED.

Offers Over £36,000



ACCOMMODATION

A PVC double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

This has a central heating radiator, inset spotlight into the ceiling, an access point into the loft space via a drop-down ladder and a large built-in double cupboard.

LIVING ROOM

4.72m x 3.20m (15'6" x 10'6")

This is an attractive rear-facing reception room. It has a PVC double glazed door with side screens which leads out onto a rear patio garden area, a central heating radiator, a feature fireplace with an electric fire inset, two ceiling lights and coving to the ceiling.

MODERN FITTED KITCHEN

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

This is all smartly finished with a range of high and low-level units finished with a white high gloss cabinet door, a contrasting black effect work surface with a single drainer stainless steel sink unit and a mixer tap. There is a four-ring gas hob with an extractor hood above, an integrated oven, space and plumbing for a washing machine and room for a tall fridge freezer. There is a central heating radiator, a pull out breakfast table, modern laminate flooring, a PVC double glazed window, an extractor fan, coving to the ceiling and a central ceiling light. Concealed behind one of the wall cabinets is a gas-fired boiler which supplies the domestic hot water and central heating systems.

From the hall a doors lead to;

BEDROOM 1

3.51m x 3.18m (11'6" x 10'5")

This is a large double bedroom which has a range of fitted bedroom furniture incorporating a double bed recess, a PVC double glazed window, a central heating radiator, coving to the ceiling and a central ceiling light.

BEDROOM 2

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

A comfortable size second bedroom. It has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

SHOWER ROOM

The original bathroom has been reconfigured to create a more practical shower room. It has a walk-in shower with a mains plumbed thermostatic shower unit, a wash hand basin set into a vanity unit and a low flush WC. A central heating radiator, tiling to the walls including decorative waterproof panelling and a built-in airing cupboard which houses a hot water cylinder with linen storage above.

OUTSIDE

Outside the property stands within communal gardens, these provide all year round colour, with car parking available for residents.

REAR GARDEN

There is a paved patio area which creates a nice little seating area during the Summer months.

AGENTS NOTES:

TENURE - LEASEHOLD. The owner has informed us the property is Leasehold. Lease is for 99 years from 1996. Management Charge TBC.

SHARED OWNERSHIP - We are selling 25% share of the property. There is a rent for the remaining 75%, details to follow.

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, O2 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
England & Wales		EU Directive 2002/91/EC

