

horton knights of doncaster

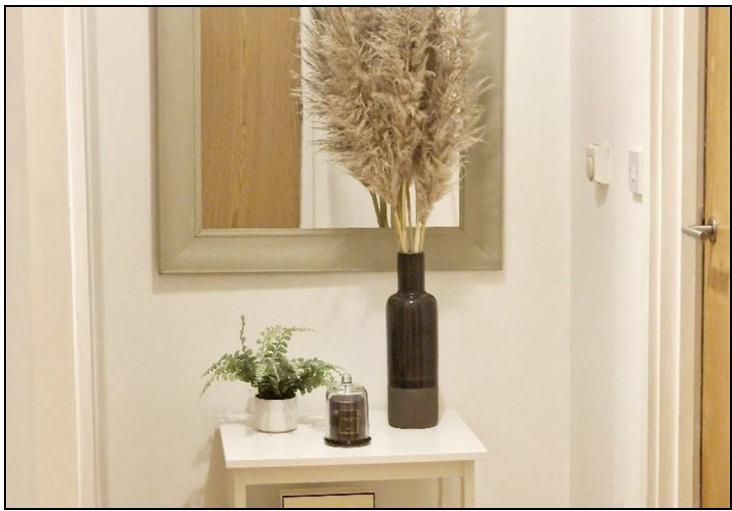
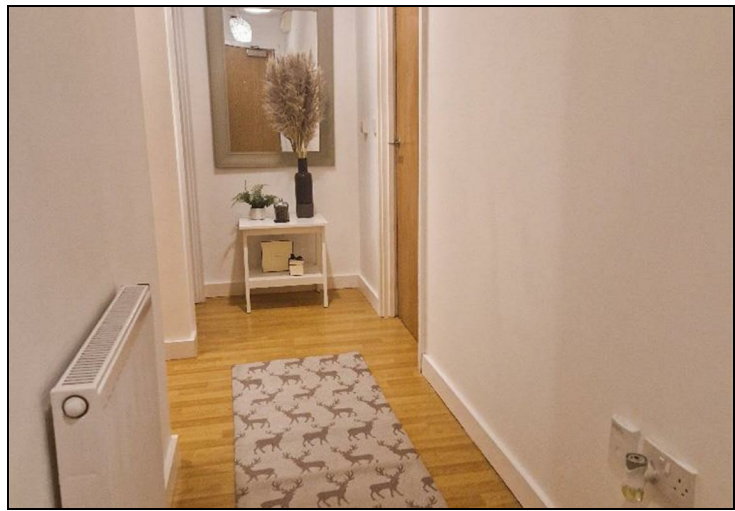
Apartment 20, Burgh House Ings Lane, Skellow, Doncaster, DN6 8QU



NO ONWARDS CHAIN.... Perfect for an investor or first time buyer, this **WELL PRESENTED MODERN TWO bedroom FIRST FLOOR APARTMENT** with the benefit of a balcony to enjoy during the warmer months.

The apartment on offer benefits from pvc double glazing, gas fired central heating and briefly comprises; Long entrance hall with storage cupboards off, open lounge/ kitchen arrangement with double doors onto a front facing balcony, two good sized bedrooms, one double and one single, plus a modern three piece bathroom suite. Outside there is allocated parking available to the rear of the block. Located where the apartment is allows it great access to a range of amenities within Skellow, plus the A1 motorway network for anybody looking to commute.

Offers Over £70,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

ACCOMMODATION

An entrance door gives access into the property's long entrance hall.

ENTRANCE HALL

With a central heating radiator, wood style laminated flooring and doors leading off to the remaining accommodation. It should be noted that one of the storage cupboards has plumbing in place ideal to use as a utility space for a washer/dryer.

OPEN LOUNGE

6.02m x 3.53m overall (19'9" x 11'7" overall)

Having pvc double glazed french style doors giving access onto the balcony, wood style laminated flooring and a single panel central heating radiator.

BALCONY

To the front of the property there is a decked balcony area with cast iron railing offering a place to sit out and enjoy during the warmer months.

KITCHEN AREA

6.02m x 3.53m overall (19'9" x 11'7" overall)

Fitted with a range of wall mounted cupboards and base units finished with a rolled edge work surface. There is a single bowl round stainless steel sink and matching round drainer, electric hob with brushed stainless steel splashback and matching extractor hood above, electric fan assisted oven, integrated fridge/ freezer and halogen spotlights to the ceiling.

BEDROOM 1

3.66m x 2.82m (12'0" x 9'3")

A nice sized double bedroom, with a double glazed window to the rear, a central heating radiator and built in wardrobe.

BEDROOM 2

3.66m max x 1.85m (12'0" max x 6'1")

Having a pvc double glazed window to the rear, fitted wardrobe and a central heating radiator.

BATHROOM

The bathroom is smartly fitted with a modern style white suite comprises of a low flush w/c, pedestal wash hand basin and panelled bath with mixer tap attachment. There is a wall mounted heated towel rail, ceramic tiling to the splashback areas and further ceramic tiling to the floor, extractor fan, halogen spotlights to the ceiling and a pvc double glazed window to the rear.

OUTSIDE

There is allocated off street parking to the rear of the block.

AGENTS NOTES:

TENURE - LEASEHOLD. The owner has informed us the property is Leasehold. Service charges and ground rent HAVE BEEN PAID for 2024 - The lease term is 125 years from 2006.

DOUBLE GLAZING - The property is fitted with PVC double glazing, where stated.

HEATING - The property has a gas radiator central heating system fitted.

INTERCOM SYSTEM - There is an intercom system to gain access into the apartment.

FURNITURE - The property can be available fully furnished as seen by separate negotiation.

COUNCIL TAX - This property is Band A.

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.

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