

horton knights of doncaster

6 Breydon Avenue, Cusworth, Doncaster, DN5 8UZ

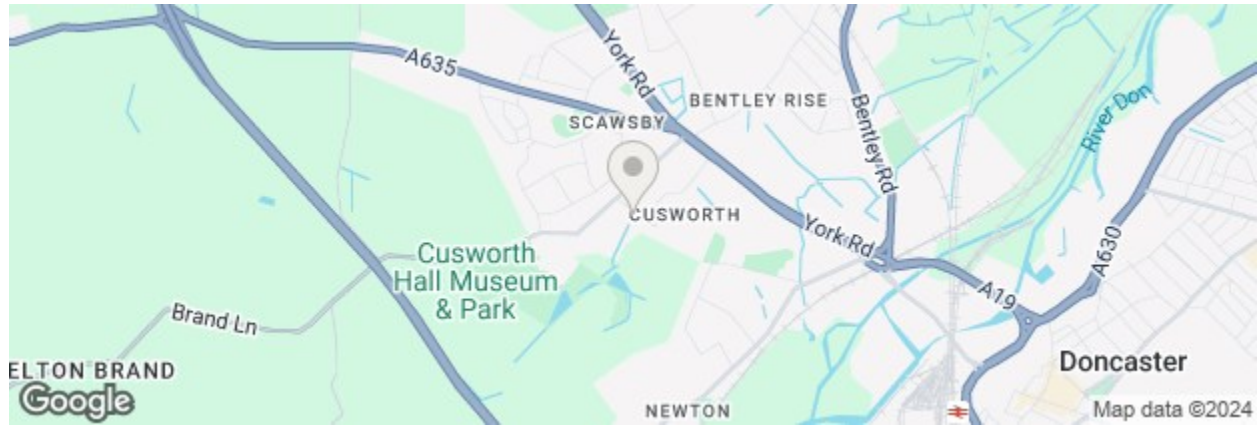
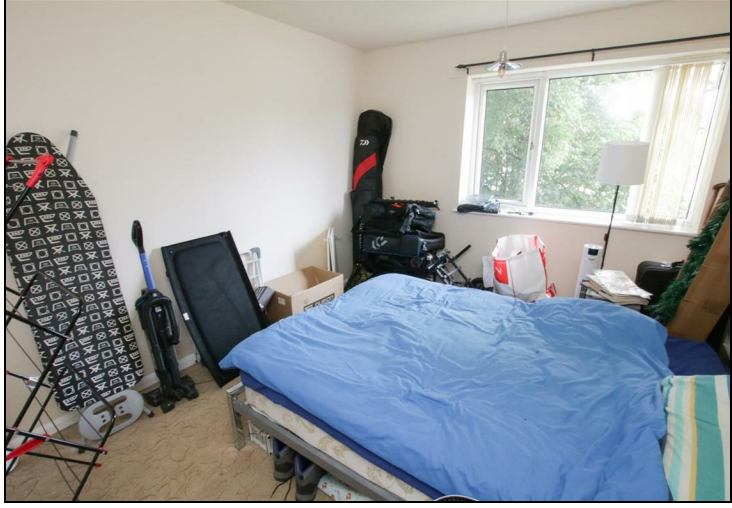


LARGE 2 BEDROOM FIRST FLOOR FLAT / SPACIOUS OPEN PLAN LIVING AND DINING ROOM / 2 DOUBLE BEDROOMS / NEW BOILER INSTALLED 2024 / OFF ROAD PARKING //

Located in this very popular residential area, a good sized 2 bedroom first floor flat. With gas central heating via a new boiler installed in 2024 and PVC double glazing, the property briefly comprises: 'L' shaped entrance hall, open plan lounge/ dining room, kitchen, bathroom with a white suite, 2 double bedrooms and off road parking to the rear. Well placed with access to amenities including schools, shops etc plus access to the A1 and motorway networks. Priced to sell... early viewing is highly recommended.

Offers Over £75,000

www.ortonknights.co.uk



ACCOMMODATION

A concrete staircase gives access to the first floor concrete balcony which gives access to the apartment. A PVC double glazed door leads into the private entrance hall.

ENTRANCE HALL

An 'L' shaped entrance hall, it has a laminate floor covering, coving, a central ceiling light and a door to;

OPEN PLAN LOUNGE/ DINING AREA

3.66m x 3.51m (12'0" x 11'6")

A good size, it has a PVC double glazed window to the front, a feature fireplace, a central heating radiator, coving, 2 ceiling lights and a doors leading to the bedrooms.

KITCHEN

3.56m x 2.34m (11'8" x 7'8")

Fitted with a range of base and wall units with a work surface over, there is a single drainer stainless steel sink unit, a four ring gas hob, an extractor hood, an integrated oven, plumbing for an automatic washing machine and room for a tall fridge freezer.

BEDROOM 1

4.04m x 3.28m (13'3" x 10'9")

A large double bedroom, it has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

BEDROOM 2

3.66m x 3.05m (12'0" x 10'0")

Again, this is an excellent double room with a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

BATHROOM

Fitted with a modern white suite comprising of a panelled bath with a mixer shower over, a pedestal wash hand basin and a low flush W/C. There is an extractor fan, a PVC double glazed window, a central heating radiator and a vinyl floor covering.

OUTSIDE

Outside, there is car parking available.

AGENTS NOTES:

TENURE - LEASEHOLD. The lease is 125 years from 25th December 1989. Ground Rent £50.00 per annum. The last service charge payment for 2023 / 2024 was £1,266.10.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating via a new combination boiler. Age of boiler 2024.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 220 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.

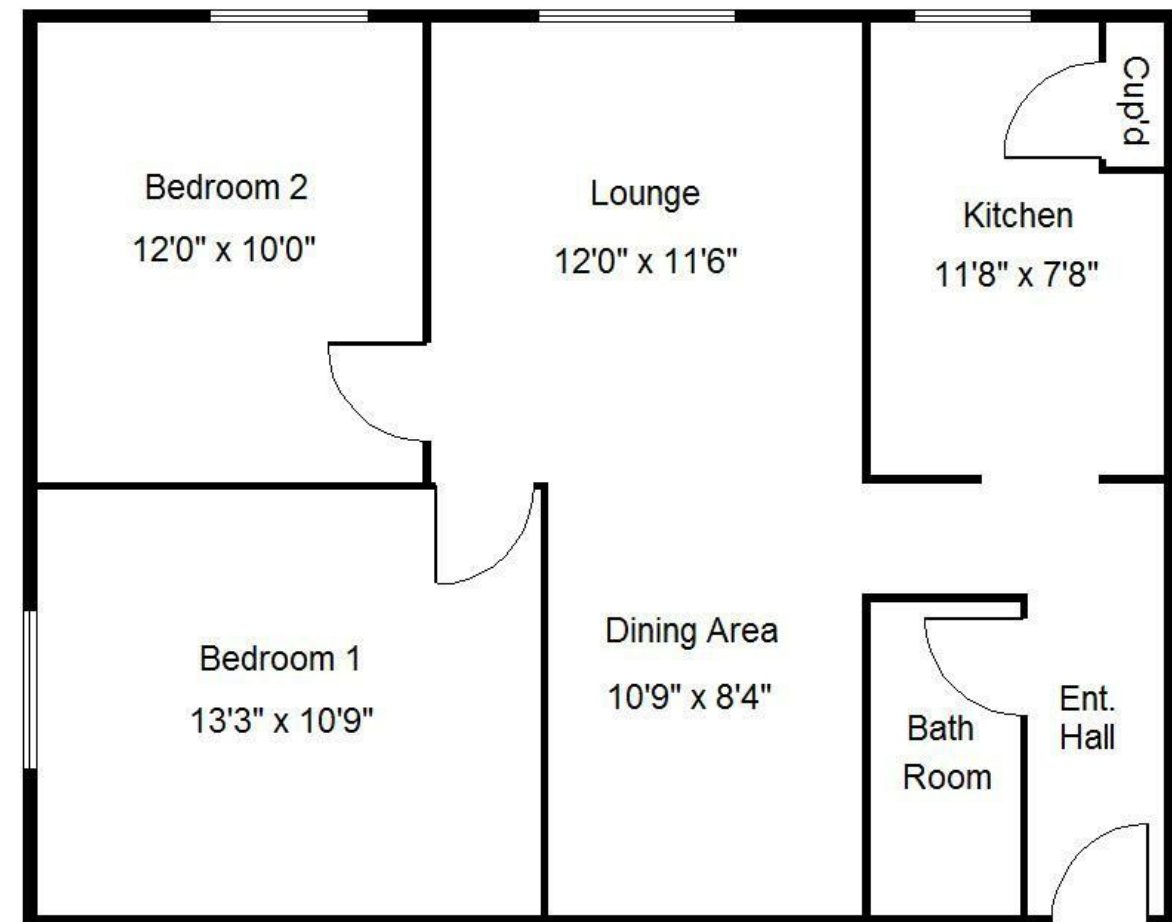
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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	67	68
(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	



Ground Floor