

# horton knights of doncaster

1 Burgh House Ings Lane, Skellow, Doncaster, DN6 8QU

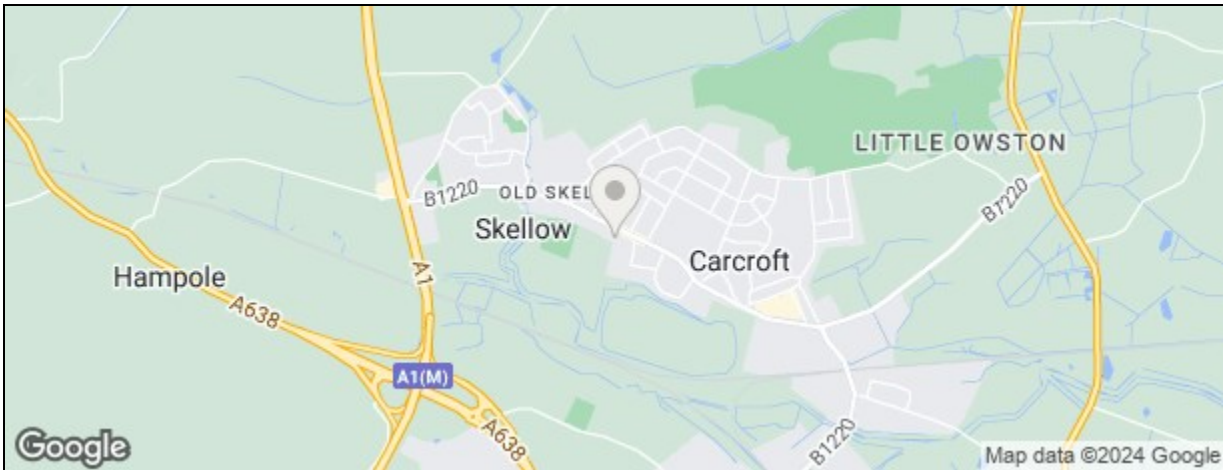
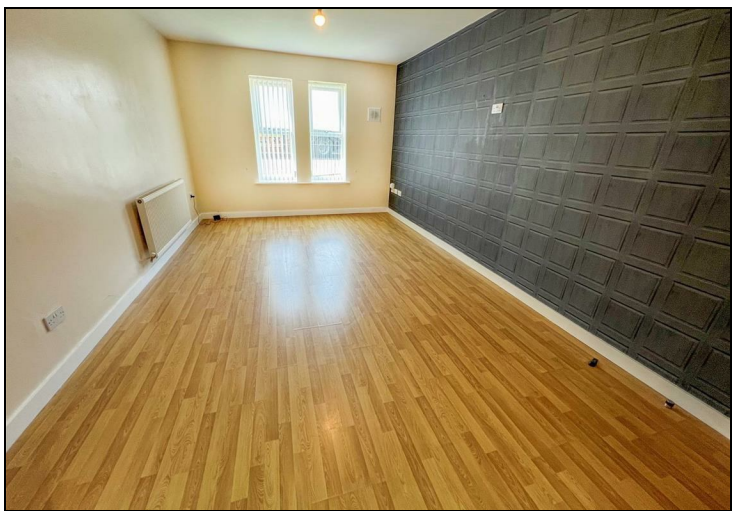


**MUST BE VIEWED..... 2 BEDROOM GROUND FLOOR APARTMENT / LARGE OPEN PLAN LIVING DINING KITCHEN / ALLOCATED CAR PARKING / CLOSE TO LOCAL AMENITIES IN AND AROUND SKELLOW / NO ONWARDS CHAIN / PERFECT FOR FIRST TIME BUYERS OR INVESTORS //**

Set back from the main road, this ground floor purpose built apartment enjoys good access to local amenities and has accommodation comprising: Entrance hall, spacious open plan living dining kitchen, 2 good sized bedrooms and a bathroom with a white suite. The kitchen benefits from integrated appliances and the property has PVC double glazing and gas central heating. It is offered with no onward chain... viewing is highly recommended to both first time buyers and investment purchasers as it is a popular and well regarded location.

**Offers Around £65,500**

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## ACCOMMODATION

A communal entrance door with an entry system gives access to a private entrance door which leads through into the entrance hall.

## ENTRANCE HALL

With oak style laminated flooring, a central heating radiator, a video phone entry system, a built in storage cupboard and a further built in airing cupboard which houses a gas central heating boiler and plumbing for a washing machine. Doors lead off to the remaining accommodation.

## LIVING DINING KITCHEN

7.62m max x 3.45m max (25'0" max x 11'4" max)

The lounge area is a really good size and has 2 PVC double glazed windows to the front, a central heating radiator and wood style laminated flooring continuing through from the entrance hall. The area is easily big enough for a suite and a dining table if required. The kitchen area is fitted with a range of wall mounted cupboards and base units with a rolled edge work surface over incorporating a 1 1/2 bowl sink and ceramic tiled splashbacks. There is an integrated brushed stainless steel fronted electric fan assisted oven with a four ring electric hob, a brushed stainless steel splashback and a brushed stainless steel extractor hood. There is also an integrated fridge, a central heating radiator, halogen spotlights to the ceiling and oak style laminated flooring continuing through from the lounge area.

## BEDROOM 1

4.09m max x 2.92m (13'5" max x 9'7")

A nice sized double room with a PVC double glazed window to the rear, a double panel central heating radiator and built in wardrobes providing hanging rail and storage space.

## BEDROOM 2

4.11m max x 1.83m (13'6" max x 6'0")

This is a really good sized single room with a PVC double glazed window to the rear, a double panel central heating radiator and a built in wardrobe providing hanging rail and storage space.

## BATHROOM

1.93m x 1.85m (6'4" x 6'1")

The bathroom itself is smartly presented with a 3 piece white suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath with a modern style mixer tap and shower head attachment. There is ceramic tiling to the bathing and splashback areas, a PVC double glazed window to the rear, a ceramic tiled floor, a wall mounted heated towel rail, an extractor fan and halogen spotlights inset to the ceiling.

## OUTSIDE

Outside, the property has communal areas and an allocated parking space in the car park to the rear of the building.

## AGENTS NOTES:

TENURE - LEASEHOLD. There are 106 years remaining on the lease. The ground rent is £100.00 per annum and service charge is £1,346.74 per annum.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, age various.

HEATING - Gas radiator central heating system, age of boiler unknown.

COUNCIL TAX - Band A.

BROADBAND - Superfast broadband is available with download speeds of up to 80 mbps and upload speeds of up to 20 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](http://www.hortonknights.co.uk)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	80
(69-80) C		
(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	

