



**Apple Tree Cottage, Northgate, Tickhill Doncaster DN11 9HY**



**welcome to**

**Northgate, Tickhill Doncaster**

Newly Refurbished May 24, Apple Tree Cottage is a Stunning END COTTAGE in the village of Tickhill benefits from OPEN PLAN LIVING, TWO BEDROOMS, GENEROUS SIZE GARDEN & OUTBUILDINGS. Viewings an absolute must to appreciate the accommodation on offer.



## Ground Floor Accommodation

### Open Plan Living & Kitchen

28' 8" x 10' 7" max ( 8.74m x 3.23m max )

Beautifully presented open plan living area and kitchen with front and rear facing windows and a front facing main entrance door. Having contemporary wall lights, coving to the ceiling, two central heating radiators and under stairs cupboard housing the boiler. The kitchen has just undergone renovation in May 24 with a new range of modern wall and base units incorporating a breakfast bar, complimentary worktops and inset sink with drainer. New appliances were fitted with the kitchen and comprise of an integrated oven and hob with extractor fan above and offering space for a fridge and washing machine. Side entrance door gives access to the rear garden.

## First Floor Accommodation

### Landing

#### Bedroom One

11' 11" x 10' 6" max ( 3.63m x 3.20m max )

Double bedroom being carpeted and having a front facing window and central heating radiator.

#### Bedroom Two

8' 8" x 7' 4" ( 2.64m x 2.24m )

Good size single bedroom being carpeted and having a rear facing window and central heating radiator.

#### Bathroom

Stylish bathroom renewed with the renovations and having a new bath with shower over and screen, vanity wash hand basin and wc. Tiled splashbacks, coving to the ceiling and central heating radiator.

## Externally

Gated pedestrian access from the front offers access to two useful storage outbuildings and the rear garden. The garden is raised and of a generous size with lawn, hedging and a variety of trees and shrubs. There is a larger than average summer house to the rear, a garden shed plus a newly laid decked seating area close to the house ideal for relaxing. Please see agents note for neighbours right of access.

### Agents Note

We are advised by our vendor that two of the outbuildings to the side of the cottage belong to the attached neighbouring property. There is a right of access from the neighbours property across the rear garden to the outbuildings and through the side gate.

Refurbishments have been confirmed to us by the vendor as completed in May 24, this is when they are stated as new in the brochure.



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## Northgate, Tickhill Doncaster

- Charming Cottage
- Exceptionally Well Presented
- Open Plan Living and Modern Kitchen
- Two Bedrooms
- Stylish Bathroom

Tenure: Freehold EPC Rating: D

offers over

**£225,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWY107342 - 0006

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