



Flat 1 Laurel Road, Armthorpe Doncaster

welcome to

Flat 1 Laurel Road, Armthorpe Doncaster

This well-presented two bedroom ground floor flat is available with no onward chain and has shared gardens and a gated drive. The property is situated in this popular location close to a host of local amenities and transport links.



Communal Entrance Hall

With a front facing composite door, a built-in storage cupboard, laminate flooring and a central heating radiator.

Lounge

17' 2" x 11' 7" (5.23m x 3.53m)

With rear facing double glazed French doors and two central heating radiators.

Kitchen

13' 11" x 6' 5" (4.24m x 1.96m)

With a rear facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the 1 1/2 bowl stainless steel sink and drainer with mixer tap. The kitchen has a four ring gas hob with extractor above, an electric oven and under counter space and plumbing for a washing machine. There is splashback tiling, vinyl flooring and a central heating radiator.

Bedroom One

13' 7" x 8' 4" (4.14m x 2.54m)

With a front facing double glazed window and a central heating radiator.

Bedroom Two

9' x 5' 10" (2.74m x 1.78m)

With a front facing double glazed window, a central heating radiator and a built-in storage cupboard.

Bathroom

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin and a bath with shower over and tiled surround. There is a central heating radiator, vinyl flooring and an extractor fan.

Outside

To the front of the property there is gated allocated block paved driveway providing off road parking whilst to the rear there is an enclosed mainly laid to lawn communal garden with block paved patio.



view this property online williamhbrown.co.uk/Property/DCR123158



welcome to

Flat 1 Laurel Road, Armthorpe Doncaster

- TWO BEDROOM GROUND FLOOR FLAT
- GOOD SIZED LOUNGE
- KITCHEN
- GATED DRIVE
- SHARED GARDENS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£80,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR123158



Property Ref:
DCR123158 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk