



Primrose Place, Bessacarr DONCASTER

welcome to

Primrose Place, Bessacarr DONCASTER

GUIDE PRICE £110,000-£115,000. This two double bedroom upper floor apartment benefits from a lounge with Juliet balcony, an en-suite master bedroom and a secure intercom entry system. Ideal for a first time buyer or investor with rental potential of £750 PCM.



Entrance Hall

With a front facing sealed unit door, a useful built-in storage cupboard and a central heating radiator

Entrance

With a secure intercom entry system and stairs which rise to the upper floor apartment.

Kitchen

8' 2" x 6' 9" (2.49m x 2.06m)

With a side facing double glazed window. Fitted with wall and base units with work surfaces housing the sink and drainer. The kitchen has a four ring gas hob with cooker hood above, an electric oven, space for a fridge-freezer and plumbing for a washing machine. There is complimentary splashback, downlights to the ceiling and a central heating radiator. There is an open arch through to the lounge

Lounge

16' x 11' 5" (4.88m x 3.48m)

With rear facing French doors to the Juliet style balcony, a central heating radiator and area for a dining table and chairs.

Bedroom One

15' 4" x 9' (4.67m x 2.74m)

With a rear facing double glazed window, a central heating radiator and access through to the en-suite shower room.

En-Suite Shower Room

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a walk-in shower. There is a central heating radiator, an extractor fan and partial tiling to the walls.

Bedroom Two

7' 10" x 7' 3" (2.39m x 2.21m)

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

Bathroom

Fitted with a low flush WC, a pedestal wash hand basin and a panelled bath. There is tiled flooring and partial tiling to the walls.

Outside

There is an allocated parking space.



view this property online williamhbrown.co.uk/Property/DCR124306



welcome to

Primrose Place, Bessacarr DONCASTER

- GUIDE PRICE £110,000-£115,000
- TWO BEDROOM UPPER FLOOR APARTMENT
- NO ONWARD CHAIN
- ALLOCATED PARKING SPACE
- IDEAL FOR FIRST TIME BUYER OR INVESTOR WITH RENTAL POTENTIAL OF £750PCM

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£110,000-£115,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR124306



Property Ref:
DCR124306 - 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