



Thorne Road, Wheatley Doncaster

welcome to

Thorne Road, Wheatley Doncaster

GUIDE PRICE £85,000-£90,000. Looking for a ground floor apartment? Look no further...This well-presented one bedroom apartment situated with close links to Doncaster city centre, benefits from a utility area, period features throughout, allocated parking and a spacious open plan kitchen living area.



Entrance

The apartment is accessed via a private entrance to the rear of the property giving access directly into the kitchen.

Kitchen Living Area

The kitchen area is fitted with a range of wall and base units with an integrated fridge and washing machine. There are coordinating worktops which incorporate the sink and drainer with mixer tap. There is a breakfast area, double central heating radiator, spotlights to the ceiling and a loft access with ladder up to the useful boarded out storage space. The room has two side facing double glazed windows, a four ring gas hob with extractor above and an electric oven and grill with low level plinth lighting. There is a hanging room divider separating the living space from the kitchen.

Bedroom One

With fitted wardrobes, spotlights to the ceiling, a side facing double glazed window and a double central heating radiator. The room gives access to the utility area.

Utility

A versatile space for white goods and can be conveniently used as an office/ dressing room.

Shower Room

Fitted with a low level flush wc, a hand wash basin with mixer tap, tiling to the walls and floor, a shower cubicle with shower and extractor fan. There is a heated towel rail, a central heating radiator and a side facing obscure double glazed window.

Outside

To the front of the property there are communal gardens whilst to side, there is an allocated parking space.



view this property online williamhbrown.co.uk/Property/DCR125659



welcome to

Thorne Road, Wheatley Doncaster

- GUIDE PRICE £85,000-£90,000
- ONE BEDROOM GROUND FLOOR APARTMENT
- TUCKED AWAY TO THE REAR
- ALLOCATED PARKING SPACE
- CLOSE LINKS TO THE RACECOURSE, DONCASTER ROYAL INFIRMARY AND TOWN FIELDS

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1440.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Dec 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£85,000-£90,000



view this property online williamhbrown.co.uk/Property/DCR125659

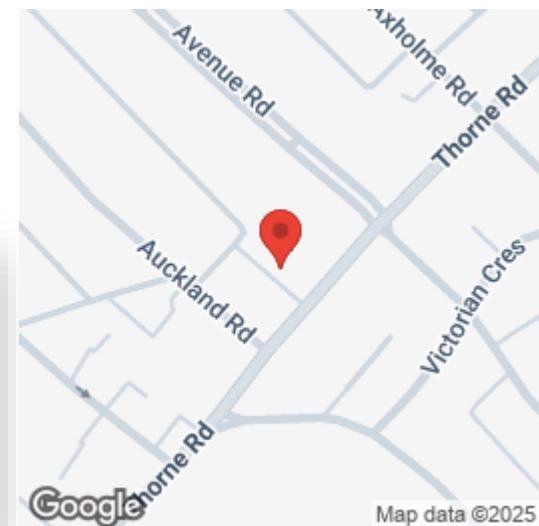


Property Ref:

DCR125659 - 0004

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.



Please note the marker reflects the postcode not the actual property



01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk