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Sunderland Street

Tickhill, DN11 9PT

Offers In Excess Of £300,000



Council Tax: D



21A Sunderland Street

Tickhill, DN11 9PT

Offers In Excess Of £300,000



DESCRIPTION

Briefly the property comprises a bedroom with en suite and separate dressing room, bathroom and utility room to the ground floor whilst the first floor has a lounge diner with balcony, kitchen diner, bedroom, and a cloakroom. Outside is a drive to the front of the property allowing off street parking for several vehicles with a garage and south facing garden to the side. The property also benefits from gas central heating and partial double glazing.

Tickhill is a popular market town which is ideally situated for commuting as it lies eight miles south of the city of Doncaster which is on the East Coast mainline and the A1M is close by for motorway access. There is a wealth of amenities including shops, boutiques, pubs, restaurants, cafes, a doctors surgery, primary school, cricket and squash clubs, gym and the Tithes Lane Recreation Ground offers a park facility.

DIRECTIONS

The property is accessed via a gated drive next to No 25 Sunderland Street or via a passageway next to the Belleza salon which leads round to a gated entrance.

ENTRANCE PORCH

The double-glazed wood effect porch has side door with glass panel, tiled flooring, spotlight to ceiling and further wood door with glass panels leading into:

ENTRANCE HALL

Giving access to the bathroom and inner hall plus stairs to the first floor, spotlight to ceiling and overhead cupboard housing fuse box.

INNER HALL

Providing access to bedroom and dressing room, double glazed window to the front elevation.

BEDROOM ONE

11'2" x 12'2" (3.42m x 3.73m)

Built in wooden set of drawers, spotlights to ceiling, double glazed bay window to the front elevation, radiator and doors leading into the en suite and dressing room

EN SUITE

Tiled throughout with corner shower unit, wash hand basin with mixer tap and cupboard under, mirror over, low level flush wc, chrome wall radiator, spotlights, window to bedroom one.

T SHAPED DRESSING ROOM

Two wardrobes, cupboard, spotlights, radiator and sliding door leading back to the inner hall.

BATHROOM

7'1" x 8'3" (2.16m x 2.54m)

Tiled throughout with matching white suite comprising panel bath and shower attachment to tap, pedestal sink. low level flush wc, vanity unit, towel holder, double glazed double window to the front elevation, radiator and door leading into:

UTILITY ROOM

7'2" x 7'4" (2.19m x 2.26m)

Wall unit, worktop with space and plumbing for washing machine under, Belfast sink, wall mounted Baxi boiler and control panel, corner cupboard, vinyl flooring.

FIRST FLOOR LANDING

16'0" x 3'4" (4.88m x 1.04m)

Giving access to the lounge diner, kitchen diner, bedroom and cloakroom, wall mounted thermostat, spotlights to ceiling and window to the rear elevation.

LOUNGE DINER

17'9" x 22'8" (5.43m x 6.92m)

Feature fireplace with flame effect fire on tiled hearth in brick surround, wood panel flooring, spotlights to ceiling, two double glazed windows to the front elevation, sliding doors opening out to the balcony, two radiators.

Tel: 01302 710773

KITCHEN DINER

10'6" x 13'3" (3.22m x 4.05m)

Wall, base and corner units, built in cooker and grill, four ring gas cooker with extractor fan over, integrated fridge freezer and dishwasher, wood panel flooring, spotlights to ceiling, window to the front elevation and radiator.

BEDROOM TWO

8'1" x 13'8" (2.48m x 4.18m)

Telephone point, loft access, double glazed window to the front elevation and radiator.

CLOAKROOM

Matching white low level flush wc, pedestal sink, cupboard with shelving, window to the rear elevation and radiator.

EXTERNALLY

To the front of the property is a stone chip drive accessed from Sunderland Street allowing off street parking for several vehicles. Garage and security lights.

A gate leads to the side garden which faces south and is laid to block paving, stone chip areas, with mature beds, shrubs and trees. Steps and railings lead up to the balcony which is also accessed from the lounge diner and is tiled with external lights.

GARAGE

10'9" x 17'10" (3.29m x 5.44m)

Electric roller door. wooden wall unit with shelving, space

to the rear leading into further store area measuring 1.89m x 3.64m with power and lighting, windows to the front and rear elevations.

COUNCIL TAX

Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'D'

TENURE - FREEHOLD

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



Road Map



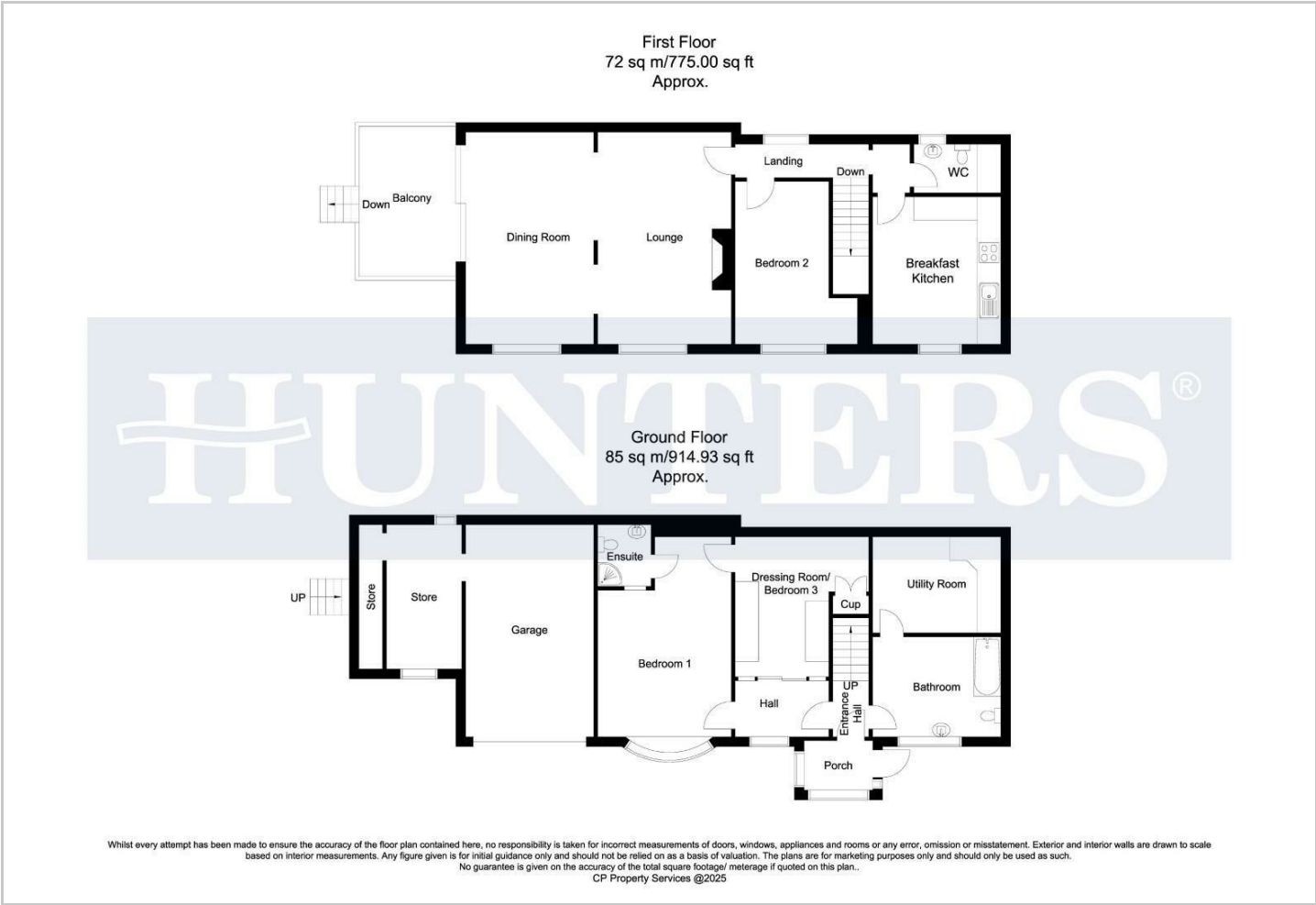
Hybrid Map



Terrain Map



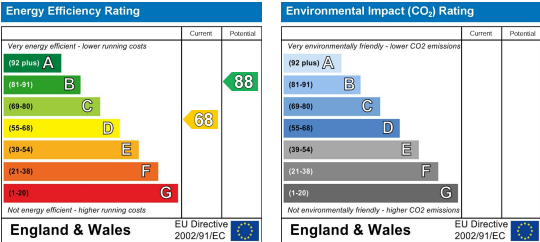
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.