

# HUNTERS®

HERE TO GET *you* THERE



## Laycock Avenue

Gringley-On-The-Hill, Doncaster, DN10 4SA

Asking Price £185,000



Council Tax: A



# 17 Laycock Avenue

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### ACCOMMODATION

Composite double glazed entrance door leading into:

### ENTRANCE HALLWAY

With stairs rising to first floor accommodation, radiator, tiled flooring and doors giving access to:

### LOUNGE

13'9" x 10'9" (4.21 x 3.30)

Double glazed window to the front elevation, radiator and marble fireplace and hearth with wood surround and mantle over electric fire feature, range of shelving built into the alcove, coving to ceiling, spotlights to ceiling, opening giving access to:

### CONSERVATORY

12'4" x 9'8" (3.76 x 2.97)

Constructed on a low level wall with uPVC double glazed frame windows and French doors to the rear elevation, pitched roof with ceiling fan, exposed wood flooring and two radiators.

### BOILER ROOM

1'9" x 2'10" (0.55 x 0.88)

Doorway from Hall.

uPVC double glazed window to the front elevation, wall mounted LPG gas fired central heating boiler, provision for automatic washing machine, laminate flooring, range of shelving.

### KITCHEN

10'6" x 8'9" (3.21 x 2.67)

uPVC double glazed windows to the rear and side elevation, fitted kitchen comprising base, drawer and wall units with complementary splashback, inset stainless steel sink and drainer with mixer tap over, integrated electric oven and LPG gas hob with

extractor over, built in fridge and freezer, radiator, tiled flooring. Door giving access into:

### REAR LOBBY

Access to under stairs storage and opening leading into the Conservatory.

### FIRST FLOOR LANDING

uPVC double glazed widow to the rear elevation. radiator and loft access. Doors giving access to:

### MASTER BEDROOM

13'10" x 10'10" (4.24 x 3.32 )

uPVC double glazed windows to both the front and rear elevation, two radiators, range of shelving built into the alcove.

### BEDROOM TWO

12'0" x 8'5" (3.67 x 2.59)

uPVC double glazed window to the front elevation, radiator and useful built in storage cupboard.

### BATHROOM

5'7" x 4'10" (1.72 x 1.49)

uPVC double glazed window to the rear elevation, suite comprising w.c., hand basin mounted in base vanity unit, panel sided bath with shower attachment, fully tiled walls and flooring and chrome heated towel rail.

### EXTERNALLY

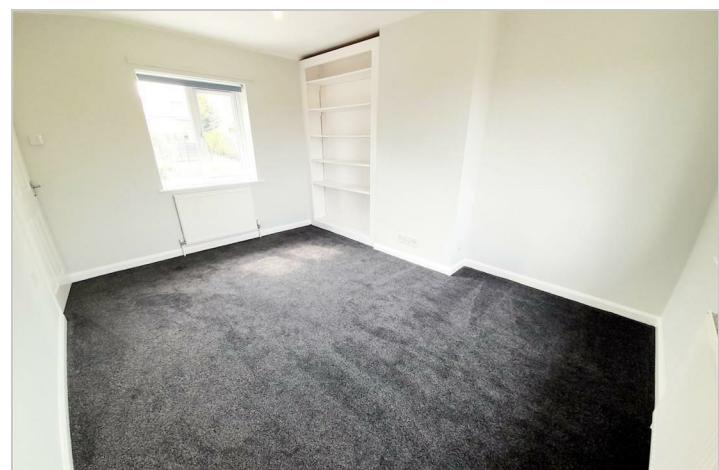
To the front is a paved driveway allowing off road parking for multiple vehicles with raised wall planting area with a range of shrubs and flowering plants, a pathway leads to a gated entrance which in turn gives access to the rear garden which is mainly set to lawn. The new boundaries have been staked to reflect what is included within the sale.

## COUNCIL TAX

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

## 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



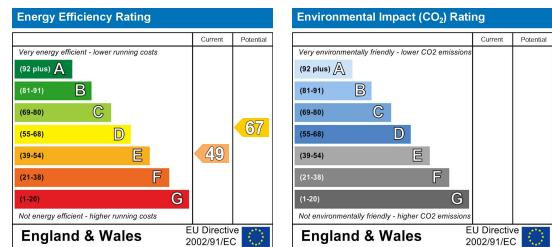
## Floor Plan



## 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.