



42 Wakelam Drive, Armthorpe, Doncaster, South Yorkshire, DN3 2FR

Guide Price £95,000

*** Guide Price £95,000 - £100,000***

Situated on this modern development a well presented two bedroomed first floor apartment. With the option of a sitting tenant, the property has the benefit of gas central heating and double glazing. Accommodation comprises. Communal entrance, entrance hall, Kitchen with dining area, lounge, two bedrooms, family bathroom and allocated parking space. Viewing recommended.

Communal Entrance

Front and rear communal entrance with stairs to the apartment.

Entrance Hall

With radiator, two storage cupboards and telephone entry system

Kitchen/Diner 11'5" x 8'7" (3.50m x 2.62m)

Fitted with a modern range of base and wall units and contrasting worksurfaces incorporating a stainless steel sink unit and mixer tap, four ring gas hob, electric oven beneath, gas fired wall mounted Isar combination boiler, and two radiators and dining area.

Lounge 14'3" x 12'1" (4.35m x 3.69m)

With front facing French doors to Juliet balcony over looking open green space and two radiators.

Bedroom 1 12'9" x 11'5" (3.91m x 3.50m)

With front facing double glazed window and a radiator.

Bedroom 2 10'0" x 6'5" (3.06m x 1.98m)

With front facing double glazed window and a radiator.

Bathroom 6'0" x 7'5" (1.83m x 2.27m)

Fitted with a white three piece suite comprising of a low flush WC, wash hand basin and panelled bath, radiator and extractor.

Allocated Parking

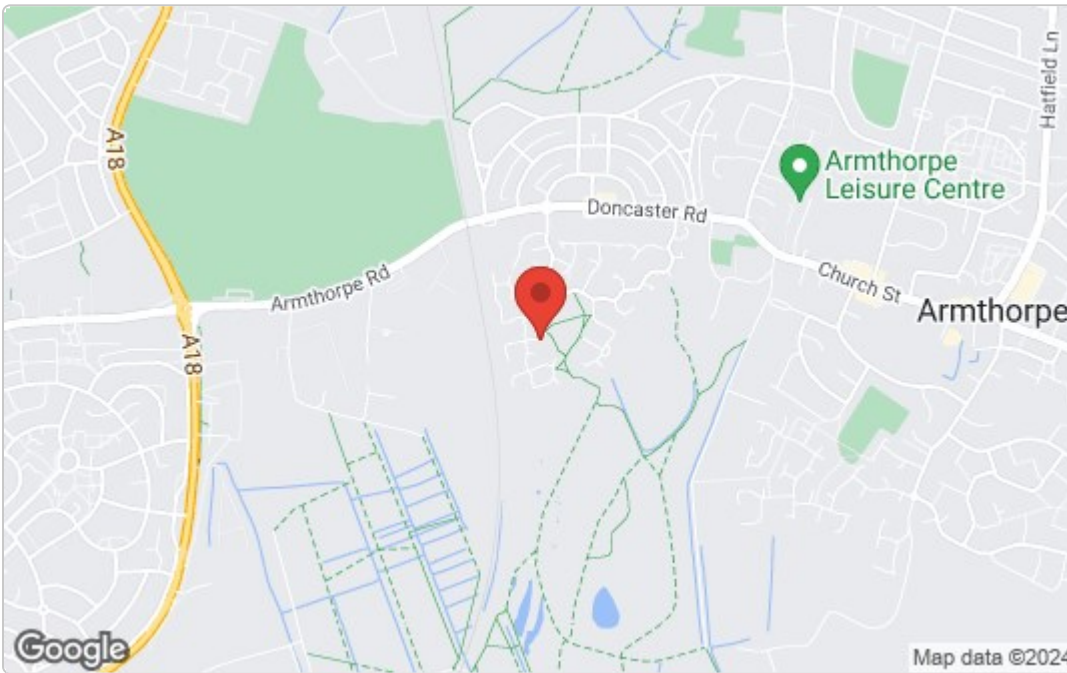
Allocated parking to the rear of the accommodation.

Material Information

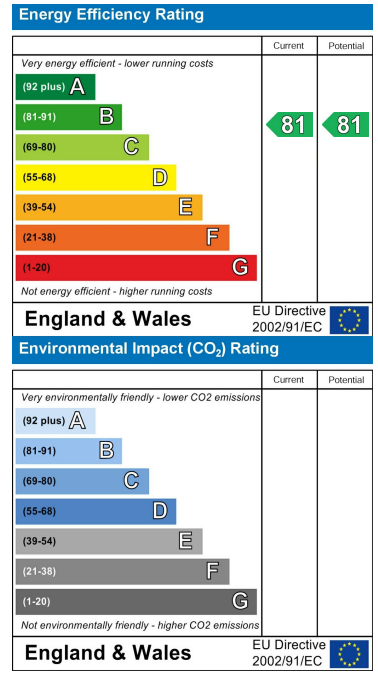
Doncaster Council
Council Tax Band A
Holding deposit- £150.00
Bond- £650.00
EPC- C

Floor Plan

Area Map



Energy Efficiency Graph



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