



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

**Offers In The Region Of £90,000**

Situated on this modern development a well presented two bedroomed first floor apartment. 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.

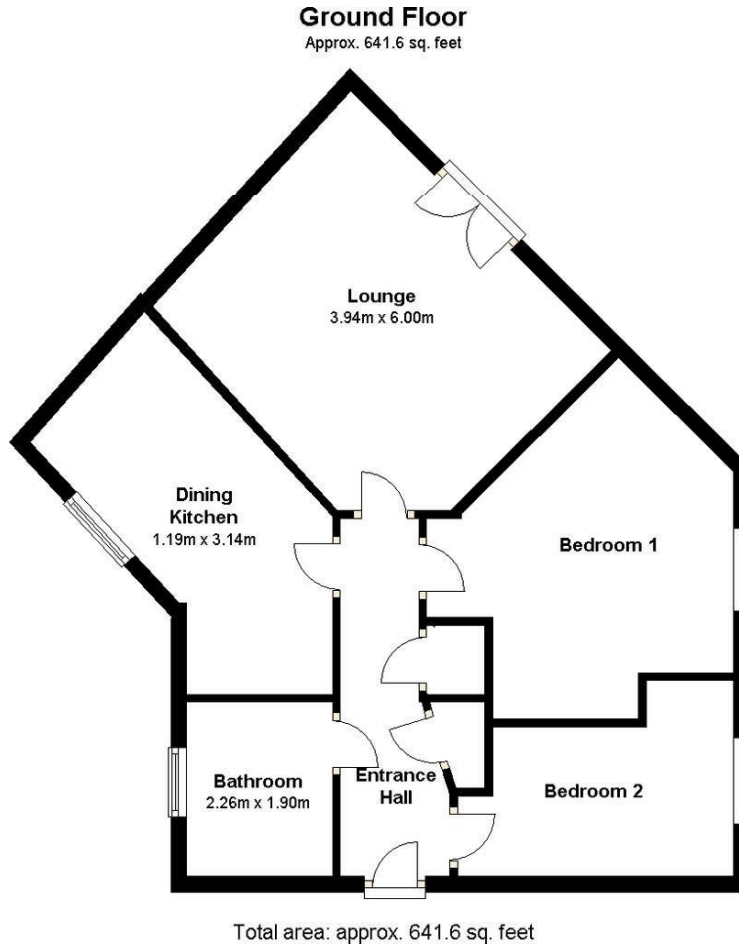
### **Allocated Parking**

Allocated parking to the rear of the accommodation.

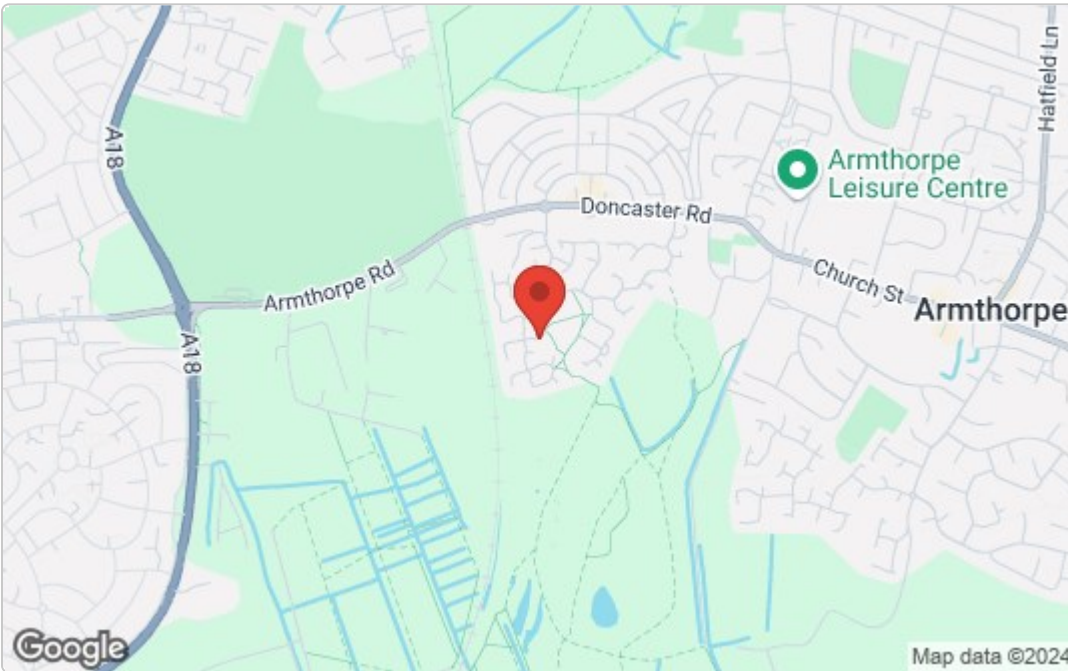
### **Material Information**

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

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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