

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Willow Mews

Beckingham, Doncaster, DN10 4TE

Asking Price £185,000



Council Tax: A





# 4 Willow Mews

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## ACCOMMODATION

Upvc double glazed doorway to:

### ENTRANCE HALLWAY

Stairway to the 1st floor, wood finish flooring, radiator

### WC

With a low level wc, wash hand basin and radiator.

### KITCHEN DINER

11'3" x 9'3" (3.43m x 2.84m)

With a range of units to the base and high level, wood block work tops, inset ceramic sink unit with mixer tap. upvc double glazed window to the rear elevation, radiator, wood finish flooring and connecting door to garage.

### LOUNGE

16'6" x 8'9" (5.03m x 2.69m)

With feature fireplace with marble finish hearth, double glazed double doors to the rear sun room/conservatory. Upvc double glazed window with fitted shutters to the front elevation. two radiators, wood finish flooring.

### CINSEVATORY

9'1" x 8'2" (2.77m x 2.51m)

upvc double glazed construction built on a brick base, upvc double glazed double doors to the rear garden. Wood finish flooring.

### LANDING

Doors giving access to,

### BEDROOM ONE

16'7" x 8'9" (5.08m x 2.69m)

Upvc double glazed window with fitted shutters to the front elevation. Wood finish flooring and radiator.

### BEDROOM TWO

10'5" x 8'0" (3.2m x 2.46m)

With upvc double glazed window with fitted shutter to the front elevation. Radiator.

### BATHROOM

With a white three piece suite comprising of a low level wc, wash hand basin set in a vanity unit. Feature free standing roll top bath and claw bath. Traditional style heated towel rail, tiled to the bath area, upvc double glazed window to the rear elevation.

### EXTERNALLY

A driveway provides off street parking and leads to the single garage with up and over door, light, power and upvc double glazed doors to the rear garden. The rear garden is simply stunning and comes well equipped with well stocked floral and shrub borders with formal lawns and gravel paved patio.

### TENURE - Freehold

### COUNCIL TAX

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

### POTENTIAL BUYER INFORMATION

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



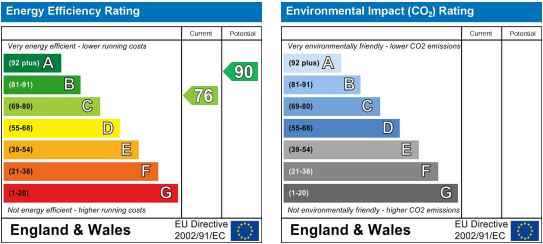
Floor Plan



Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 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.