

# HUNTERS®

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## Yew Tree Drive

Bawtry, Doncaster, DN10 6LH

Offers In The Region Of £375,000



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Council Tax: D



# 10 Yew Tree Drive

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## DESCRIPTION

Briefly the property comprises entrance hall, lounge, second reception, kitchen, three bedrooms, bathroom and separate wc. Whilst outside are gardens to the front and rear with a drive allowing off street parking for several vehicles leading up to a car port and garage. The property also benefits from gas central heating and majority double glazing and would benefit from some modernisation.

Bawtry is a market town situated between Retford, and the city of Doncaster with good transport links via the east coast mainline and motorway networks being close to the A1. There are a range of shops including Sainsburys, boutiques, restaurants, and the Crown Hotel together with other amenities including a school, library, health centre, dentists, a bowls and cricket club and a golf club on the outskirts of the town.

## ACCOMMODATION

The property is accessed via a porched entrance with downlighter and a glass panelled front door leading into:

### ENTRANCE HALL

5'9" x 17'8" (1.77m x 5.40m )

Accessing the lounge and bedrooms, telephone point and cupboard.

### LOUNGE

13'2" x 17'10" (4.03m x 5.46m )

Feature stone brick fireplace with gas flame effect fire, TV point, serving hatch to kitchen, sliding door into second reception, window to the front elevation and radiator.

### SECOND RECEPTION

16'3" x 11'1" (4.97m x 3.38m )

TV point, sliding doors opening to rear patio, two cupboards (one housing the boiler), window to the rear elevation and two radiators.

### KITCHEN

9'9" x 19'1" (2.98m x 5.84m )

Range of wall and base units with complementary worktops, built in double oven, four ring hob, double stainless steel sink with mixer tap, provision and spaces for washing machine and fridge freezer. Windows to the front and side elevations, stable style door leading to the car port.

### BEDROOM ONE

9'10" x 12'10" (3.00m x 3.93m )

With fitted wardrobes, window to the front elevation and radiator.

### BEDROOM TWO

10'11" x 7'11" (3.34m x 2.43m )

With fitted wardrobes, window to the rear elevation and radiator.

### BEDROOM THREE

9'11" x 8'0" (3.03m x 2.46m )

Built in cupboard, window to the side elevation and radiator.

### BATHROOM

5'4" x 7'11" (1.63m x 2.43m )

Suite comprising panel sided bath with shower over, wash hand basin and mirror, shelving, obscure window to the rear elevation, towel radiator.

### W.C.

2'10" x 7'10" (0.88m x 2.41m )

Low level flush wc, wash hand basin with overhead light, wooden window to the rear elevation with obscure glass, loft access.

### EXTERNALL;Y

The front garden is mainly laid to lawn with hedging to one side and low-level wall to the other. Driveway leads up to the car port and garage allowing off street parking for several vehicles. The rear garden can be accessed from the side and second reception room and is sloped with steps, lawn, mature borders, an apple and cherry tree, hedging, greenhouse, outside tap and access to the fields at the rear.

### GARAGE

12'0" x 17'10" (3.66m x 5.45m )

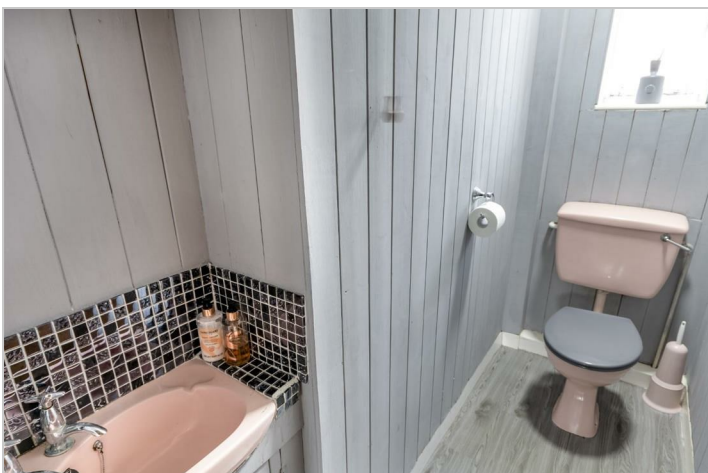
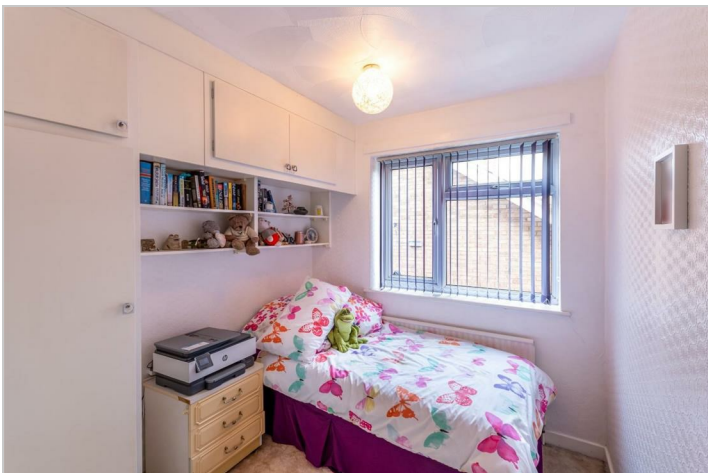
Up and over door, power and light, ladder leading to roof storage area with light, personal door to the rear and window to the side. elevation.

### COUNCIL TAX

Through enquiry of the Doncastert 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



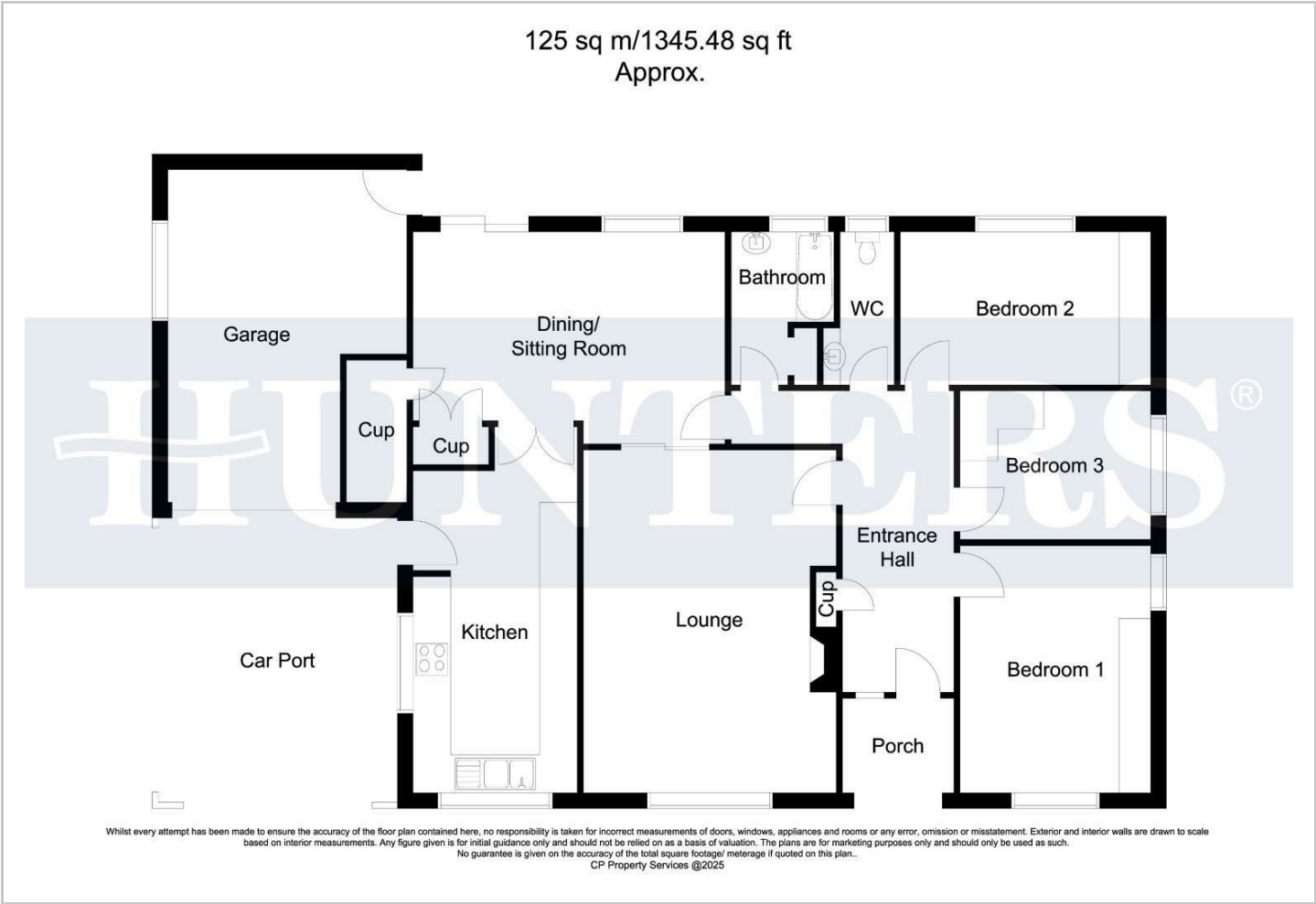
Hybrid Map



Terrain Map



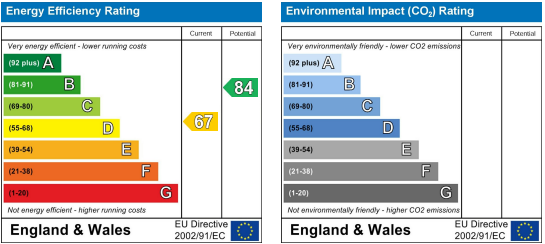
Floor Plan



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.