

HUNTERS[®]

HERE TO GET *you* THERE



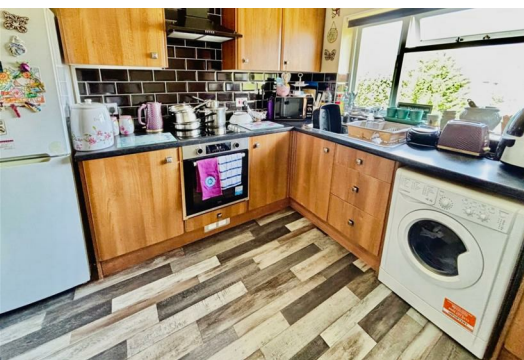
Highfield

Hallcroft, DN22 7QJ

Asking Price £75,000



A two bedroom first floor flat being sold with a long term tenant in situ currently achieving £510.00 pcm located in a popular residential area within the market town of Retford which is well served with amenities including leisure facilities, pubs and eateries and road and rail links.



ACCOMMODATION

Wooden glazed entrance door leading into:

ENTRANCE PORCH

With storage area, part glazed wooden entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, loft access, radiator and doors in turn giving access to:

LOUNGE 14'9" x 13'1" to its maximum dimensions (4.50m x 3.99m to its maximum dimensions)

uPVC single glazed window to the front elevation and radiator.

BATHROOM 7'0" x 5'6" (2.14m x 1.70m)

uPVC single glazed window to the rear elevation, suite comprising w.c, pedestal wash hand basin, panel sided bath with part tiled walls, radiator.

KITCHEN 10'0" x 9'6" (3.06m x 2.92m)

uPVC single glazed window to the rear elevation, fitted kitchen comprising base, drawer, wall and larder units with complementary work surface, tiled splashback, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring electric hob with extractor over, space for fridge freezer and provision for automatic washing machine, radiator.

BEDROOM ONE 11'4" x 11'0" (3.46m x 3.36m)

uPVC single glazed window to the front elevation and radiator.

BEDROOM TWO 10'3" x 9'0" to its maximum dimensions

(3.14m x 2.75m to its maximum dimensions)

uPVC single glazed window to the rear elevation and radiator, built in useful storage cupboard.

EXTERNALLY

A path leads to the entrance door with a further pathway leading to the rear garden which is mainly set to lawn with a variety of trees and external brick built storage area.

TENURE - Leasehold

125 year lease from 21 February 1983

COUNCIL TAX

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

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 at £45.00 + VAT

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.

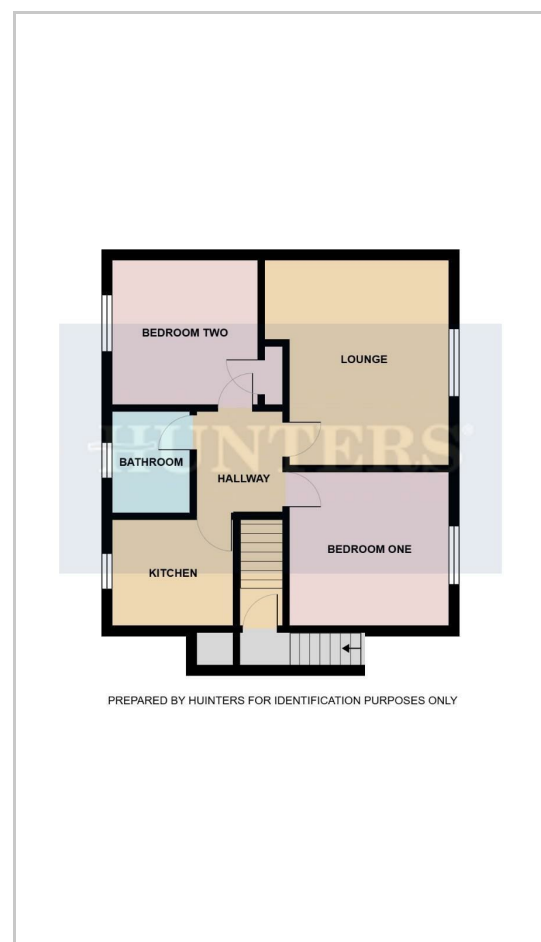
The Bank, 10a Silver Street, Gainsborough, DN21 2DP

Tel: 01427 616118 Email: Gainsborough@hunters.com <https://www.hunters.com>

Area Map



Floor Plans



Energy Efficiency Graph

