HUNTERS®

HERE TO GET *you* THERE

Bond Street

New Rossington, Doncaster, DN11 0XB

£250,000

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Council Tax: C

67 Bond Street

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DESCRIPTION

Briefly the property comprises entrance porch, lounge, dining room leading into the open plan kitchen, utility and downstairs cloakroom to the ground floor whilst upstairs has three bedrooms and a bathroom. Outside is off street parking to the front and garden to the rear. The property also benefits from air conditioning units, an EV charger, gas central heating and double glazing.

New Rossington is a village lying close to the M18 and only five miles southeast of the city of Doncaster which lies on the East Coast mainline. It has good amenities including a post office, medical centre, shops, supermarkets and schools nearby.

ACCOMMODATION

A porch overhang runs over the bay window with double glazed door with two glass panels leading into:

ENTRANCE HALL

4'1" x 5'8" (1.27m x 1.75m)

Wood panel flooring, built in cupboard, radiator and further door leading into:

LOUNGE

15'10" x 16'3" (4.84m x 4.96m)

Feature fireplace with electric fire, TV point, stairs rising to the first floor accommodation with storage space under, wood panel flooring, bay window to the front elevation and two radiators. Door into

DINING ROOM

16'6" x 9'2" (5.05m x 2.80m)

Double doors opening to the rear garden and window to the rear elevation, tiled flooring, spotlights to ceiling, radiator and opening to:

KITCHEN

8'5" x 19'5" (2.58m x 5.94m)

Wall and base units with complementary worktops, space for range style cooker with extractor over, integrated dishwasher, sunken sink with mixer tap, air conditioning unit, shelf, tiled flooring, spotlights to ceiling, window to the rear elevation and integrated bin, radiator and uPVC door with glass panel opening to the rear garden and further door opening into:

UTILITY

7'6" x 14'5" (2.29 x 4.40m)

Wall and base units plus complementary worktops, space under for washing machine and dryer, sunken sink with mixer tap, window to the front elevation and radiator, door into:

DOWNSTAIRS CLOAKROOM

Low level flush wc, wall mounted wash hand basin with mirror over, tiled flooring, spotlights to ceiling.

FIRST FLOOR LANDING

6'4" x 11'3" (1.94m x 3.44m)

Giving access to bedrooms and bathroom, loft access, window to the side elevation and radiator.

BEDROOM ONE

9'3" x 12'8" (2.84m x 3.87m)

Air conditioning unit, built in wardrobe, window to the rear elevation and radiator.

BEDROOM TWO

9'3" x 10'9" (2.84m x 3.29m)

TV bracket, window to the front elevation and radiator.

Tel: 01302 710773

BEDROOM THREE
6'3" x 7'6" (1.93m x 2.30m)
Built in wardrobe, panel flooring, window to the front elevation.

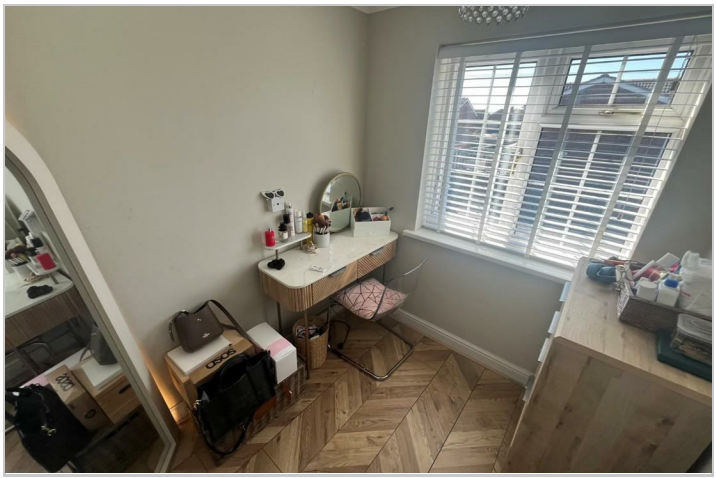
BATHROOM
7'5" x 6'3" (2.27m x 1.91m)
Tiled throughout with panel bath and overhead shower and hand held unit, low level flush wc, wash hand basin with cupboard under and mirror over, spotlights to ceiling, wall radiator and obscure window to the rear elevation.

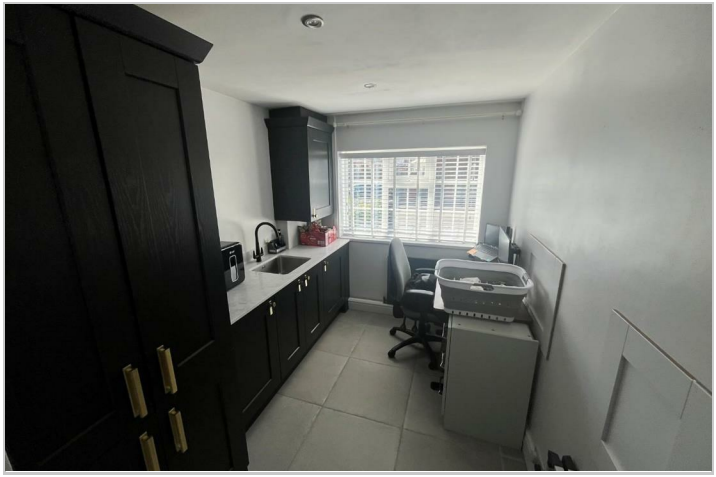
EXTERNALLY
The front of the property is laid to block paving allowing off road parking for several vehicles, EV charger, stone chip area, fencing and lelandi trees plus gate to the rear.
The rear garden is mainly laid to astroturf with paving and stone chip area, plus mature shrubs and outside power socket, bar area, tool shed, and double taps.

TENURE - Freehold

COUNCIL TAX
Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'C'

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



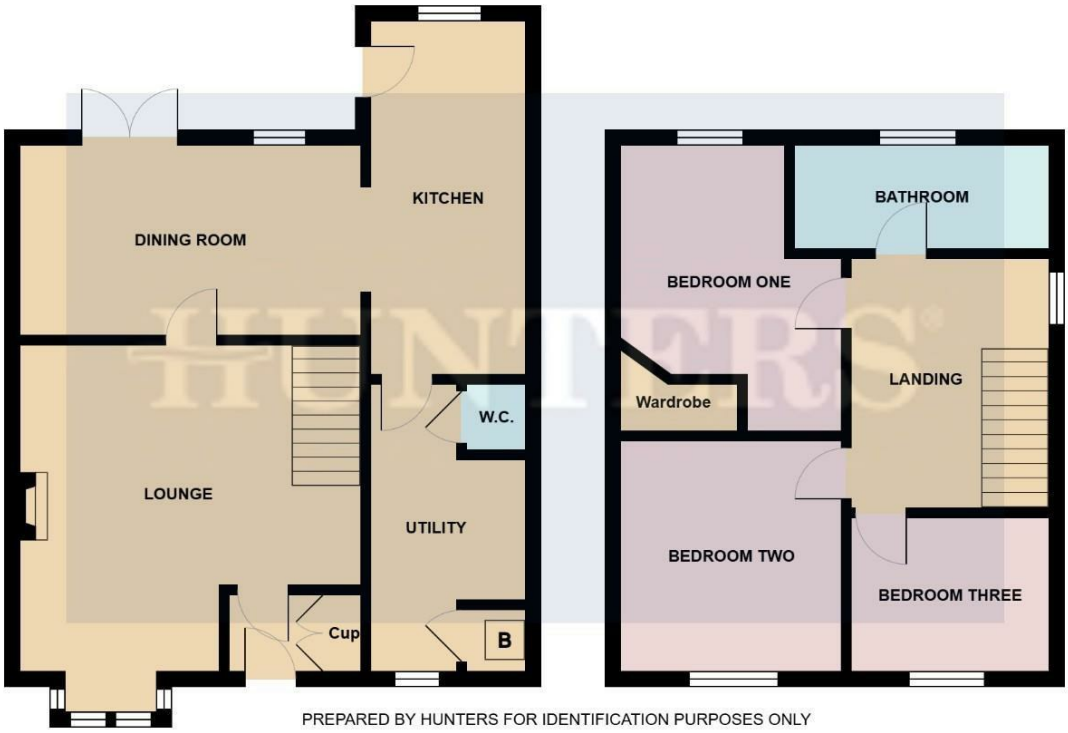


Road Map

Hybrid Map

Terrain Map

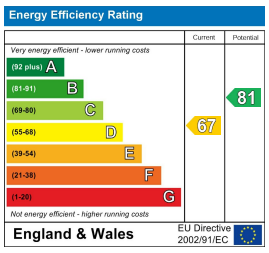
Floor Plan

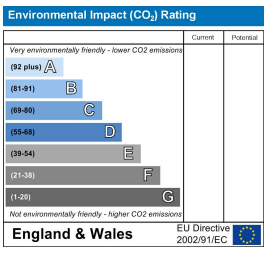


Viewing

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.

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