

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers Est 1924



## 5 Church Farm, Belton, DN9 1PA

- A one bedroom first floor flat • Part of an historic Grade 2 Listed barn conversion • Double Glazing • Electric Heating • Car parking space • Attractive Stocks Hill part of Belton •
- Junction 2 M180 about 1.5 miles • Epworth just over 2 miles •



**£55,000 NO CHAIN**





## Ground Floor

### Shared Entrance Lobby

## First Floor

**ENTRANCE HALL** with electric storage radiator and cloak hooks.

**LIVING ROOM** (2.95m x 2.90m) with electric radiator.

**KITCHEN** (2.90m x 1.93m) including stainless steel sink, base cabinets and work tops. Plumbing for washing machine, provision for electric cooker and front facing window.

**BEDROOM** (4.98m x 1.75m) with electric storage radiator and side facing window.

**BATHROOM** (2.40m x 1.37m) modern suite including bath with Mira shower over, wash basin and toilet. Airing cupboard, Dimplex wall heater and Xpelair.

## OUTSIDE

There is an allocated parking space included within the title located in the courtyard.

## SERVICES (not tested)

Mains water, electricity and drainage.

Electric radiator heating.

## LOCAL AUTHORITY

North Lincolnshire Council

## COUNCIL TAX

Band 'A' (on-line enquiry)

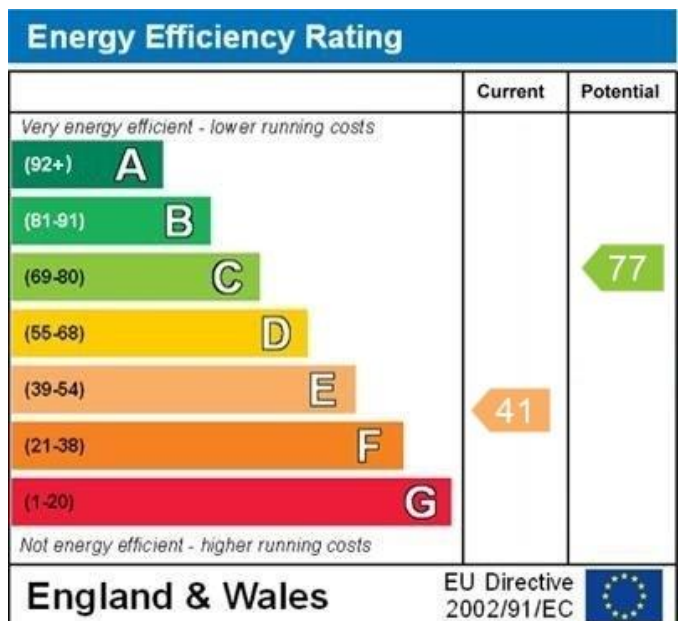
## TENURE

Leasehold.

Lease 999 years from 2015. Currently awaiting further details from the seller.

## VIEWING

Strictly by prior appointment through Grice & Hunter  
01427 873684



23 High Street, Epworth,  
Near Doncaster,  
DN9 1EP  
Tel: 01427 873684  
[epworth@gricehunter.co.uk](mailto:epworth@gricehunter.co.uk)

7 Priory Place,  
Doncaster,  
DN1 1BL  
Tel: 01302 360141  
[doncaster@gricehunter.co.uk](mailto:doncaster@gricehunter.co.uk)

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