

HUNTERS®

HERE TO GET *you* THERE



Deerlands Way

Beckingham, Doncaster, DN10 4FW

40% Shared ownership £86,000



Council Tax: B



27 Deerlands Way

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ACCOMMODATION

Composite entrance door leading into:

LOUNGE

16'9" x 9'10", 252'7" (5.11m x 3.77m)
uPVC double glazed window to the front elevation, radiator, stairs rising to the first floor accommodation and opening into:

LOBBY AREA

With door giving access to Kitchen Diner and further door giving access to:

W.C.

5'0" x 3'7" (1.54m x 1.11m)
Suite comprising w.c., and pedestal wash hand basin with tiled splashback and radiator.

KITCHEN DINER

16'9" x 9'9" (5.12m x 2.98m)
uPVC double glazed window and uPVC double glazed French doors to the rear elevation opening out to the Indian stone patio and extended lawned garden with mature planted borders. Fitted kitchen comprising base, drawer and wall units with complementary work surfaces, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor over, provision for automatic washing machine, space for fridge freezer, radiator, inset spotlights to ceiling and access to useful under stairs storage area.

FIRST FLOOR LANDING

uPVC double glazed window to the side elevation, loft access and doors in turn giving access to:

MASTER BEDROOM

17'5" x 10'7" to its maximum dimensions (5.31m x 3.24m to its maximum dimensions)
uPVC double glazed window to the front elevation, radiator and useful built in linen cupboard also with radiator.

BEDROOM TWO

11'2" x 10'1" (3.42m x 3.09m)
uPVC double glazed window to the rear elevation, radiator.

BEDROOM THREE

10'3" x 6'3" (3.14m x 1.92m)
uPVC double glazed window to the rear elevation and radiator.

FAMILY BATHROOM

6'5" x 5'6" (1.96m x 1.70m)
Suite comprising w.c., pedestal wash hand basin and panel sided bath with mixer shower over, part tiled walls, chrome heated towel rail and inset spotlights to ceiling.

EXTERNALLY

To the front is a gated driveway allowing off road parking for multiple vehicles with pathway leading to the front entrance door and further gated access to the rear. The front garden is mainly set to lawn with mature borders and to the rear a well maintained enclosed garden with Indian stone patio area and turfed lawn with mature planted borders, outside tap and external electric point.

TENURE - Leasehold

125 years from and including 15 April 2021
Service charge £18.06 per month including Building

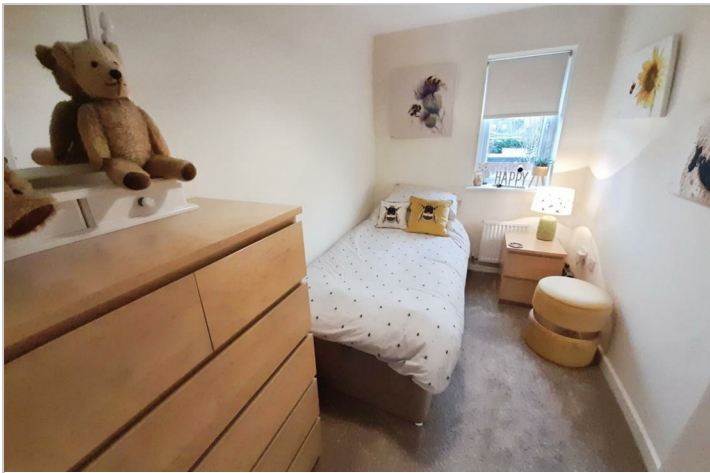
Insurance.

Rental figure on 60% shared ownership £324.13 per month (yearly reviews)

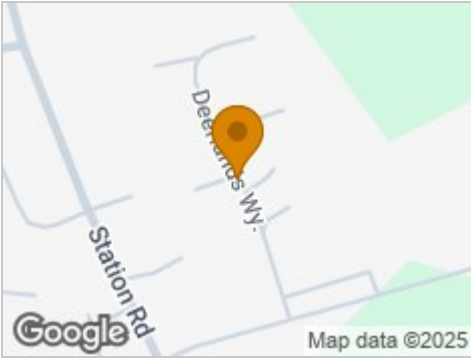
COUNCIL TAX

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

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

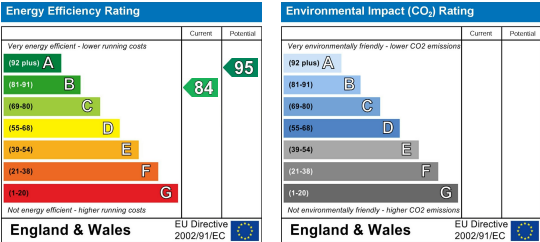


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Viewing

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.