



horton knights of doncaster

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Comelybank Drive, Mexborough, S64 0EP  
Offers Over £75,000



A GOOD SIZED 2 BEDROOM PENTHOUSE STYLE APARTMENT / BALCONY DOORS GIVING TREMENDOUS VIEWS OVER YORKSHIRE'S COUNTRY SIDE / GAS RADIATOR CENTRAL HEATING / PVC DOUBLE GLAZING / MODERN FITTED KITCHEN / MODERN BATHROOM / OFF ROAD PARKING //

An internal inspection is highly recommended to fully appreciate the accommodation on offer. It is a top floor Penthouse style apartment with two good sized bedrooms, freshly decorated with all new carpets throughout. It has a gas radiator central heating system, pvc double glazing and briefly comprises: Communal entrance hall with stairs up to the top floor, where there is a private entrance hall, spacious living kitchen arrangement with modern fittings and Juliette style balcony doors overlooking the countryside in the distance, 2 good sized bedrooms and a modern house bathroom. There is allocated off road parking, well placed with access to The pastures, local amenities and Mexborough Town Centre. PRICED TO SELL.

**ACCOMMODATION**  
Stairs lead up to the private entrance door which gives access into the property's private entrance hall.

**ENTRANCE HALL**  
A 'T' shaped hallway which gives access to the accommodation. There is a central heating radiator, telephone entry system, smoke alarm, ceiling light and door to a deep built-in cupboard which has plumbing for an automatic washing machine and room for tumble dryer or similar alongside.

**OPEN PLAN LIVING KITCHEN**  
**17'6" x 14'3" (5.33m x 4.34m)**  
This is all beautifully modern with new carpets, fitted kitchen cabinets finished with a light grey wood effect door with a contrasting rolled edge work surface and tiled splashback. There is a four ring ceramic hob with stainless steel splashback with an extractor hood above and integrated oven. There is a recess suitable for a dishwasher or washing machine, room for a tall fridge freezer. There is a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems. There are two sets of pvc double glazed Juliette style balcony doors, a further pvc double glazed window, four ceiling lights, two double panelled central heating radiators and a smoke alarm.

**BEDROOM 1**  
**12'6" x 11'8" (3.81m x 3.56m)**  
A large double bedroom which has two pvc double glazed windows to the side elevation, a double panelled central heating radiator and a central ceiling light.

**BEDROOM 2**  
**9'2" x 7'10" (2.79m x 2.39m)**  
This is a good sized second bedroom which has a pvc double glazed window to the front, central heating radiator and a central ceiling light.

**MODERN BATHROOM**  
This is finished with a modern white suite that comprises of a panelled bath with glass shower screen, a mixer shower attachment over, pedestal wash hand basin and a low flush wc. There is tiling to the bathing area and splashbacks, a pvc double glazed window, extractor fan, vinyl floor coving and a central heating radiator.

**OUTSIDE**  
There is an allocated car parking space, communal bin store area and covered bicycle area.

**AGENTS NOTES:**  
**TENURE - LEASEHOLD (TERMS OF LEASE TO FOLLOW)**

**SERVICES** - All mains services are connected.

**DOUBLE GLAZING** - PVC double glazing. Age of units various.

**HEATING** - Gas radiator central heating. Age of boiler to be confirmed.

**COUNCIL TAX** - Band A

**BROADBAND** - Ultrafast broadband is available with download speeds of up to 1,000 mbps and upload speeds of up to 1,000 mbps.

**MOBILE COVERAGE** - Coverage is available with EE, Three, 02 and Vodafone.

**VIEWING** - By prior telephone appointment with horton knights estate agents.

**MEASUREMENTS** - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

**PROPERTY PARTICULARS** - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

**OPENING HOURS** - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday  
www.hortonknights.co.uk

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