HUNTERS®

HERE TO GET *you* THERE



Sylvester Court

New Rossington, Doncaster, DN11 0ZJ

£210,000

3 2 1 B

Council Tax: C





2 Sylvester Court

New Rossington, Doncaster, DN11 0ZJ

£210,000





ACCOMMODATION
Accessed via a uPVC entrance door leading into:

ENTRANCE HALLWAY
With useful built in storage cupboard, radiator, thermostat. Doors in turn giving access to the living room, downstairs w.c, and kitchen. Stairs rising to the first floor accommodation.

LIVING ROOM
15'6" x 10'7" (4.73m x 3.24m)
uPVC double glazed windows to both the front and side elevations, radiator, two ceiling light points, t.v. and data/telephone point.

KITCHEN
15'5" x 8'9" (4.71m x 2.68m)
Fitted kitchen comprising wall and base units incorporting a single sink, oven and hob with extractor over, integrated fridge, freezer and washing machine, laminate flooring, uPVC double glazed windows to the front and side elevations. French doors providing access out to the rear garden.

W.C.
6'1" x 3'2" (1.86m x 0.97m)
Two piece suite comprising w.c, and wash hand basin, part tiled walls, vinyl flooring, extractor fan and heated towel rail.

FIRST FLOOR LANDING
6'9" x 5'10" (2.08m x 1.80m)
Providing access to the bedrooms and family bathroom. Storage cupboard, loft access with fitted loft ladder.

BEDROOM ONE
10'10" x 10'6" (3.31m x 3.22m)
uPVC double glazed winow to the side elevation, controlled heating system. Door giving access into:

EN SUITE
7'7" x 4'7" (2.32m x 1.41m)
Three piece suite comprising shower enclosure with sliding door, w.c. and wash hand basin, part tiled walls, vinyl flooring and obscure uPVC double glazed window to the side elevation, extractor fan and heated towel rail.

BEDROOM TWO
9'10" x 8'8" (3.00m x 2.65m)
uPVC double glazed window to the side elevation, fitted wardrobes and radiator.

BEDROOM THREE
8'9" x 6'5" (2.69m x 1.96m)
uPVC double glazed window to the rear elevation, radiator and fitted single wardrobe.

FAMILY BATHROOM
6'11" x 5'6" (2.12m x 1.70m)
Suite comprising bath, w.c. and wash hand basin, part tiled walls and vinyl flooring, uPVC double glazed obscured window to the side elevation, extractor fan and heated towel rail.

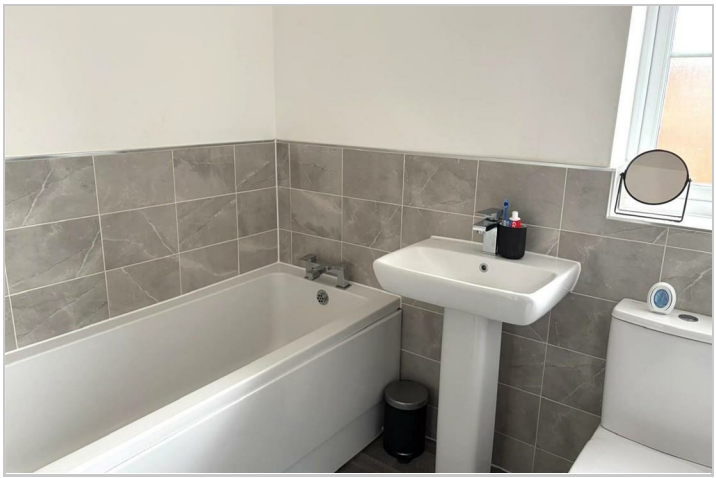
EXTERNALLY
A south westerly facing rear garden which is mainly laid to lawn with patio area. The garden is enclosed by walling topped with timber fencing and benefits from gated access. Shared parking to the rear for one vehicle.

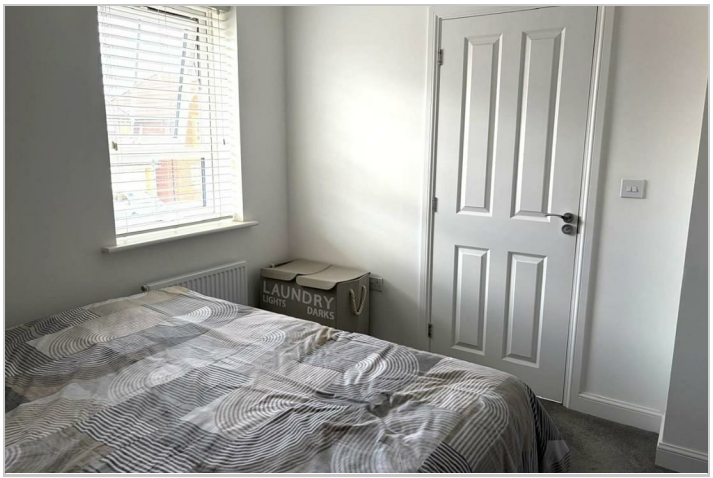
TENURE - Freehold

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









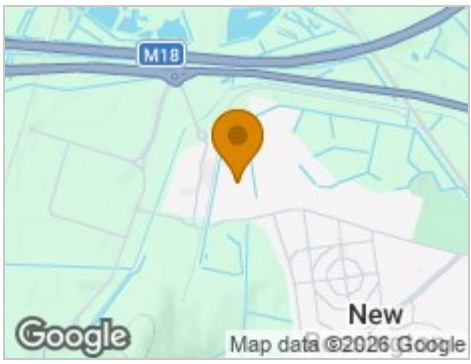
Road Map



Hybrid Map



Terrain Map



Floor Plan

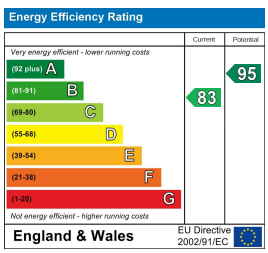


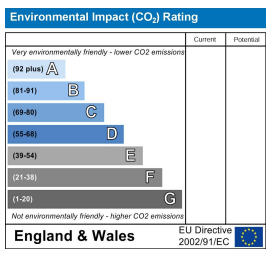
PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

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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