

HUNTERS®

HERE TO GET *you* THERE



Station Street

Misterton, Doncaster, DN10 4DE

Offers In The Region Of £270,000



Council Tax: C



60 Station Street

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ACCOMMODATION

Wooden part glazed entrance door leading into:

ENTRANCE HALLWAY

with loft access, radiator and doors in turn giving access to:

BEDROOM

11'7", x 9'8" (3.54, x 2.96m)

UPVC double glazed window to the front elevation and radiator.

BEDROOM

11'7" x 11'6" (3.54m x 3.53m)

UPVC double glazed window to the front elevation and radiator.

KITCHEN DINER

16'4" x 11'2" (5.00m x 3.41m)

uPVC double glazed windows to the rear elevation newly fitted kitchen comprising base, drawer and wall units with complementary work surfaces, inset sink and drainer with mixer tap over, integrated electric oven and four ring ceramic hob with extractor over, provision for integrated dishwasher and second vertical radiator. Door giving access into: Lounge and space giving access to:

UTILITY

9'5" x 6'5" (2.88m x 1.97m)

uPVC double glazed window and entrance door to the side elevation fitted base wall and larder units with complementary works surface, inset stainless steel sink and drainer with mixer tap, provision for automatic washing machine and space for dryer, inset spotlights to ceiling. door giving access into:

BATHROOM

9'2" x 6'4" (2.81m x 1.94m)

uPVC double glazed window to the side elevation, four piece suite comprising w.c., hand basin mounted in vanity unit, freestanding bath with tiled splashback, separate shower cubicle, radiator, heated towel rail and spotlights to ceiling.

LOUNGE

12'7" x 11'1" (3.85m x 3.39m)

uPVC double glazed French doors to the rear elevation. two radiators one being vertical.

EXTERNALLY

Externally to the front is a fenced garden mainly set to lawn with planting borders, the driveway allows off-road parking and turning point leading down the side of the property to a further gravel driveway leading up to the sectional garage, lawn area, patio seating area, potential vegetable plot and further wooden shed.

TENURE - Freehold

COUNCIL TAX

Through enquiry of the Bassetlaw 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



Road Map



Hybrid Map



Terrain Map



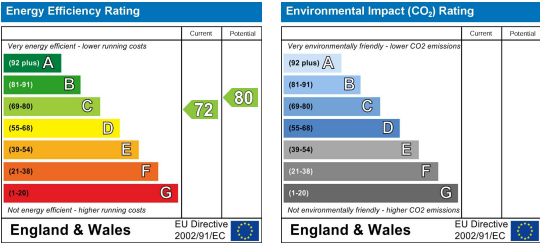
Floor Plan



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.