

Churchills



Hawthorn Grove

Conisbrough, Doncaster DN12 2JU

- TWO BEDROOM
- uPVC DOUBLE GLAZED WINDOWS
- POTENTIAL RENTAL £7500pa
- EPC RATING D
- TWO STOREY MAISONETTE
- COMBINATION BOILER
- OFF ROAD PARKING

Offers In The Region Of £95,000 Leasehold





Welcome to this charming flat situated on Hawthorn Grove in the picturesque area of Conisbrough, Doncaster. This delightful property, offers a comfortable living space of 786 square feet, making it an ideal choice for individuals or small families seeking a cosy home.

Upon entering, you will find a well-proportioned reception room that serves as the heart of the flat, perfect for relaxing or entertaining guests. The two bedrooms provide ample space for rest and privacy, catering to your personal needs. The flat also features a well-appointed bathroom, ensuring convenience for daily routines.

The location of this property is particularly appealing, as Conisbrough is known for its friendly community and local amenities. Residents can enjoy nearby parks, shops, and schools, making it a practical choice for those looking to settle in a vibrant area.

This flat presents a wonderful opportunity for anyone looking to invest in a comfortable and well-located home. With its blend of space, functionality, and charm, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely flat your new home.

FIRST FLOOR ACCOMMODATION

uPVC panelled doorway opens into:

ENTRANCE HALLWAY

Stairs to first floor landing. Laminate wood effect flooring. Understairs storage cupboard. Double panelled central heating radiator.

KITCHEN

14'6" * 6'4"

Two uPVC double glazed windows to front elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and ceramic hob. Space and plumbing for automatic washing machine. Space for further appliance. Tiles to splash back areas. Single panelled central heating radiator. Wall mounted combination boiler.

LOUNGE

13'10" * 12'5"

uPVC double glazed window to front and side elevations. Surround housing an inset modern electric fire with matching hearth. Double panelled central heating radiator. TV aerial socket.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from entrance hallway.

BEDROOM ONE

12'5" * 12'1"

uPVC double glazed windows to front and rear elevation. Double panelled central heating radiator. Storage cupboard off.

BEDROOM TWO

12'6" * 9'2"

uPVC double glazed window to front elevation. Single panelled central heating radiator.

BATHROOM

6'10" * 6'3"

uPVC double glazed window to side elevation. Suite in white comprising of bath, low flush WC and hand wash pedestal basin. Tiles to splash back areas. Single panelled central heating radiator.

OUTSIDE AND GARDENS

To the front is off road parking for several vehicles.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this

property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by mains supplier.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by mains supplier.
Heating is gas and supplied by mains supplier.

MOBILE COVERAGE

Current mobile coverage for indoors LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND

The property broadband speed is unknown at this time.

Local Authority Doncaster
Council Tax Band A
EPC Rating D

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.