

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



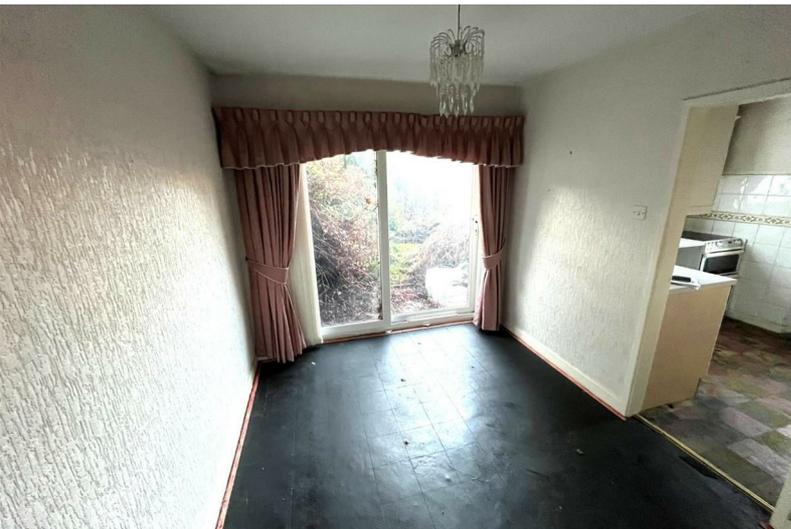
## Gullane Drive

Warmsworth, DN4 9NW

Offers In The Region Of £140,000



Council Tax: B



# 2 Gullane Drive

Warmsworth, DN4 9NW

Offers In The Region Of £140,000



## DESCRIPTION

Briefly the property comprises entrance hall, lounge, dining room and kitchen to the ground floor with three bedrooms and bathroom to the first floor whilst outside are gardens to front and rear with off street parking available for several vehicles. The property also benefits from gas central heating and double glazing.

## ACCOMMODATION

Composite door with two ornate glass panels and separate side panel provides access to:

### ENTRANCE HALL

6'6" x 6'1" to its maximum dimensions (1.99m x 1.87m to its maximum dimensions)

Giving access to lounge and stairs rising to the first floor accommodation. Smoke alarm and radiator.

### LOUNGE

13'8" x 12'10" (4.17m x 3.92m)

Central fireplace fronted by electric fire in surround, tiled flooring, window to the front elevation and radiator. Space leading into:

### DINING ROOM

8'7" x 9'10" (2.62m x 3.01m)

Telephone point, tiled flooring, sliding glass panel door to the rear elevation, radiator and space into:

### KITCHEN

7'10" x 9'2" (2.40m x 2.81m)

Wall and base units in cream with complementary worktops, space for electric cooker, space and plumbing for washing machine, cupboard housing meters and shelf, ceramic sink with mixer tap, window to the rear elevation, white uPVC door to the

side elevation with two ornate glass panels and radiator.

### LANDING

6'7" x 8'5" (2.02m x 2.57m)

Providing access to bedrooms, bathroom and loft, window to the side elevation, glass shelves.

### BEDROOM ONE

10'0" x 11'8" (3.05m x 3.57m)

Telephone point, cupboard, window to the front elevation and radiator.

### BEDROOM TWO

10'0" x 8'10" (3.06m x 2.71m)

Window to the rear elevation and radiator.

### BEDROOM THREE

6'7" x 7'11" (2.03m x 2.42m)

Cupboard, window to the front elevation and radiator.

### BATHROOM

6'6" x 5'6" (2.00m x 1.68m)

Matching suite in light green comprising panel bath with overhead Triton electric shower, pedestal sink, low level flush wc, spotlights to ceiling, window to the rear elevation and radiator.

### EXTERNALLY

The front of the property is laid to lawn with mature shrubs, trees and paving facilitating off street parking for several vehicles. the rear garden is also laid to lawn with mature shrubs, trees and paving, brick store, outside tap.

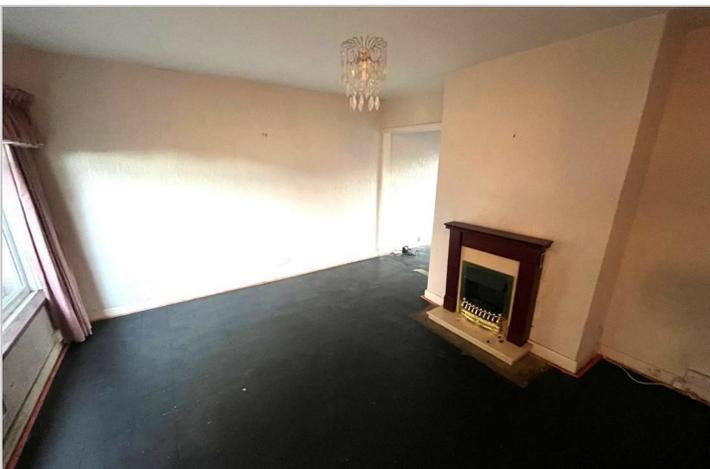
### TENURE - Leasehold

Lease commencing 30 June 1962 for 999 years. Ground rent £32.93 payable six monthly April and October.

## COUNCIL TAX

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

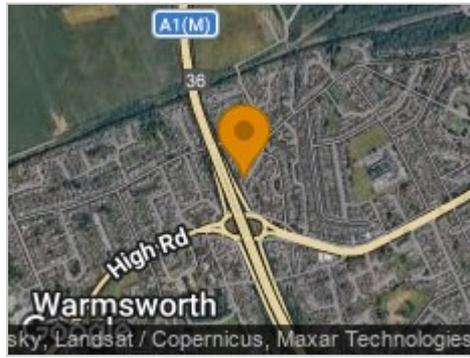
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property 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



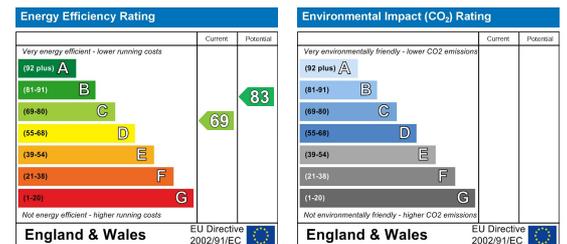
## Floor Plan



## 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.