



Stone Arches York Road, Sprotbrough Doncaster

welcome to

Stone Arches York Road, Sprotbrough Doncaster

A spacious two bedroom apartment which is situated in this popular location close to a host of local amenities and excellent transport links. Benefiting from well-presented accommodation and no onward chain!



Entrance

A secure entry system gives access to the apartment block where stairs rise to the apartment.

Entrance Hall

With a wooden door, laminate flooring and a central heating radiator.

Open Plan Living Kitchen

18' 9" max x 15' 10" (5.71m max x 4.83m)

With a double glazed window and French doors with double glazed side panels leading out to the rear garden. Fitted with a range of wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob with extractor above, an electric oven and an integrated fridge-freezer, dishwasher and washing machine. There are downlights to the ceiling, two central heating radiators and laminate flooring.

Bedroom One

12' 2" to recess x 10' 6" to wardrobes (3.71m to recess x 3.20m to wardrobes)

With a front facing double glazed window, a central heating radiator and fitted wardrobes.

Bedroom Two

13' 2" x 6' 8" (4.01m x 2.03m)

With a front facing double glazed window, a central heating radiator and a built-in storage cupboard.

Bathroom

Fitted with a low flush WC, a wall mounted floating wash hand basin with mixer tap and a panelled bath with shower over and screen. There is a heated towel rail and tiling to the walls and floor.

Outside

The property has communal gardens.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/DCR124733



welcome to

Stone Arches York Road, Sprotbrough Doncaster

- SPACIOUS OPEN PLAN LIVING DINING KITCHEN
- TWO BEDROOMS
- BATHROOM
- NO ONWARD CHAIN
- SECURE ENTRY SYSTEM

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1812.31

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£85,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR124733



Property Ref:
DCR124733 - 0005

1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. 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. 4. 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. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. 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. 7. 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk