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Axholme Court, Thorne Road, Doncaster DN2 4BE  
Guide Price £80,000 - £90,000

**IMMACULATE 2 BEDROOM FIRST FLOOR APARTMENT / BEAUTIFUL COURT YARD SETTING / SPACIOUS LOUNGE / MODERN FITTED KITCHEN / CONTEMPORARY 'VILLEROY & BOCH' BATHROOM WITH SHOWER / GARAGE / VIEWING RECOMMENDED //**

Located in this beautiful court yard setting, close to the City Centre, a good sized 2 bedroom first floor apartment. The property has a gas radiator central heating, air conditioning, PVC double glazing and briefly comprises; Private entrance door, entrance lobby with stairs to the first floor, landing into a hallway, a spacious lounge, beautiful fitted kitchen with granite work surfaces and integrated appliances, two good sized bedrooms and a contemporary high quality, 'Villeroy and Boch' white bathroom with shower. Outside there are communal gardens, parking and a brick garage. Viewing highly recommended. Close to the city centre and all its amenities. **FIRST TO VIEW WILL BUY.**

**ACCOMMODATION**

A canopy gives shelter to a timber casement door which leads into a private entrance hall.

**ENTRANCE HALL**

The entrance hall has a staircase leading to the first floor accommodation, feature shelving, power point and a ceiling light.

**FIRST FLOOR HALL**

From the first floor landing a door gives access into a hall where there is a tall radiator, feature pendant light, an access point into the loft space with a retractable ladder, deep built-in cupboard which houses the hot water cylinder with linen storage, modern laminate flooring and a door into the lounge.

**LOUNGE**

**14'6" max x 12'8" max (4.42m max x 3.86m max)**

This is an attractive room which has a feature pvc double glazed window to the front and a further matching double glazed window to the side. There is a contemporary style tall radiator, tiled flooring, feature pendant light, coving to the ceiling and a door which continues into the kitchen.

**FITTED KITCHEN**

**10'0" x 8'3" (3.05m x 2.51m)**

This is all beautifully finished with a range of high end quality kitchen cabinets finished with a polished granite work surface which has an under mounted sink and a contemporary style mixer tap. There is a 4 ring induction hob, extractor hood, integrated oven, microwave, in addition there is also an integrated fridge freezer and dishwasher, tall larder style unit, a recess suitable and with plumbing for a washing machine, tiled flooring, matching stainless

steel electrical outlets. A pvc double glazed window and a ceiling light.

**BEDROOM 1**

**15'10" max x 8'6" max (4.83m max x 2.59m max)**

This is a beautiful double bedroom, it has a pvc double glazed window with an outlook into the courtyard. There is laminate flooring, central heating radiator, ceiling light, open wardrobe with hanging rail and shelving.

**BEDROOM 2**

**8'3" x 7'3" (2.51m x 2.21m)**

This bedroom is presently displayed and used as a home office. It has a pvc double glazed window, again, with an outlook into the court yard, central heating radiator, in-built bookcase and shelving and a central ceiling light.

**BATHROOM**

**7'0" x 5'7" (2.13m x 1.70m)**

This is fitted with a 'Villeroy Boch' white suite that comprises of a shower style bath with a shower over including a glazed shower screen, wash hand basin set onto a vanity unit and a floating wc. There is modern tiling to the four walls, coordinating floor tiles, a waterproof style ceiling with a ceiling light, extractor and a contemporary style towel rail/radiator with matching bathroom fittings.

**OUTSIDE**

The property stands in an attractive courtyard, close to the City Centre with additional access to a brick garage. Within the perimeters there are communal gardens, shaped flower beds and borders, all creating a nice living environment.

**AGENTS NOTES:**

9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

**INDEPENDENT MORTGAGE ADVICE** - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...**YOU DON'T.** Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

**FREE VALUATIONS** - If you need to sell a house then please take advantage of our **FREE VALUATION** service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

TENURE - LEASEHOLD

Service Charge £606.44 per annum

Ground Rent: £50.00

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating system. New boiler installed April 2026.

AIR CONDITIONING SYSTEM - Fitted 2003 - 2005.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 1000 mbps.

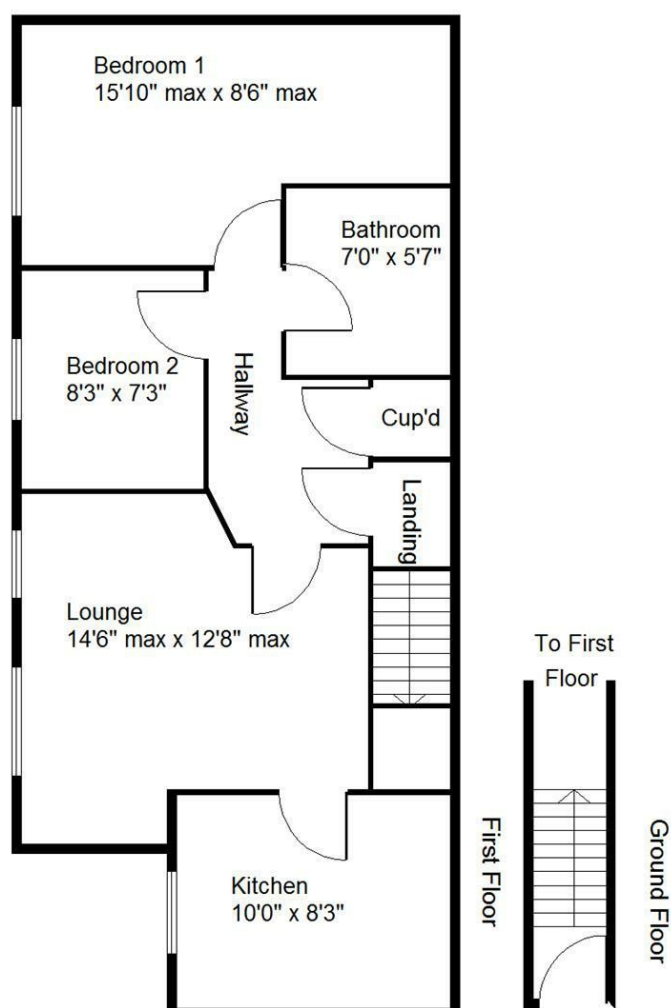
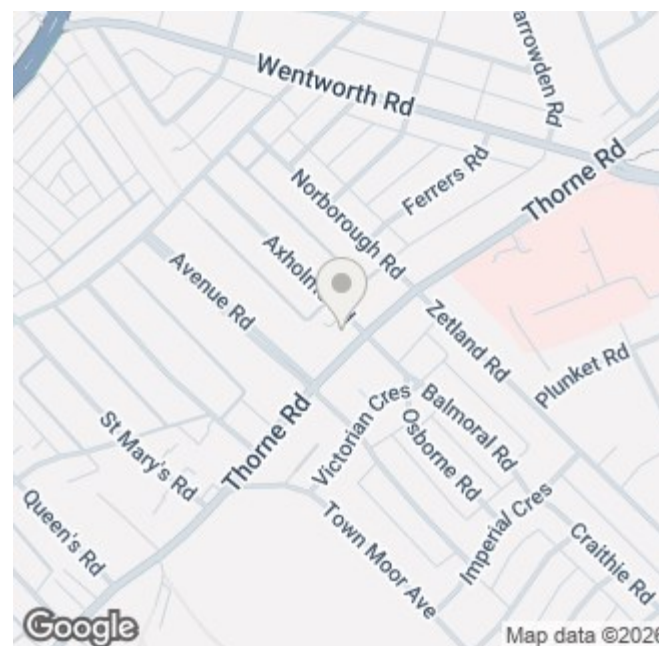
MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

**PROPERTY PARTICULARS** - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We **DO NOT** give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

**OPENING HOURS** - Monday - Friday 9:00 - 5:30 Saturday



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>72</b>               | <b>73</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  |                         |           |
|   | EU Directive 2002/91/EC |           |