



Thorne Road, Wheatley Doncaster

welcome to

Thorne Road, Wheatley Doncaster

A spacious well-presented two bedroom first floor flat which is situated in this popular location close to local amenities and transport links. There is off road parking to the front and a garage to the rear.



Communal Entrance Hall

With an intercom entry system and stairs which rise to the first floor landing which provides access to the flat.

Entrance Hall

With an external door and a central heating radiator.

Lounge / Dining Room

14' 6" x 15' 9" (4.42m x 4.80m)

A spacious lounge dining room three front facing double glazed windows, a central heating radiator, coving to the ceiling and two wall light points. The focal point of the room is the feature fireplace housing the gas coal effect fire.

Kitchen

8' 5" x 18' 8" (2.57m x 5.69m)

With a rear facing double glazed window. Fitted with a range of wall and base units coordinating work surfaces housing the sink and drainer with mixer tap. the kitchen has a four ring gas hob with extractor above, an electric oven, space for a washing machine and an integrated fridgefreezer. There is splashback tiling, a central hating radiator, coving and spotlights to the ceiling and useful built-in storage,

Bedroom One

13' x 11' 5" (3.96m x 3.48m)

A generous double bedroom with a rear facing double glazed bay window, a central heating radiator and coving to the ceiling.

Bedroom Two

12' 10" x 6' 6" (3.91m x 1.98m)

With a side facing double glazed window, a central heating radiator and coving to the ceiling.

Bathroom

Fitted with a three piece suite comprising of a WC, a wash hand basin and a panelled bath with shower over and screen. There is tiling to the walls, spotlights to the ceiling, an extractor fan and a central heating radiator.

Outside

To the front of the property there is off road parking whilst to the rear is a large communal garden with patio area and access to the garage which is approached via the rear service road.

Garage

With an up and over door.

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.



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Thorne Road, Wheatley Doncaster

- TWO BEDROOM FIRST FLOOR FLAT
- SPACIOUS LOUNGE
- KITCHEN
- THREE PIECE BATHROOM SUITE
- COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 842.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR120013 - 0008

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.

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