

HUNTERS[®]

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Pilgrim Rise

Austerfield, Doncaster, DN10 6RL

Offers In The Region Of £185,000



Council Tax: C



15 Pilgrim Rise

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DESCRIPTION

Briefly the property comprises entrance hall, lounge, kitchen, two bedrooms and bathroom whilst outside are gardens to the front and rear with a drive leading to the garage offering off street parking for several vehicles. The property also benefits from double glazing and gas central heating.

Austerfield is a village lying one mile to the north east of the market town of Bawtry on the A614 and the village has an outdoor centre and community hub, plus a golf and country club to the north east of the Village. Bawtry is a market town situated between Retford, and the city of Doncaster with good transport links via the east coast mainline and motorway networks being close to the A1. There is a range of shops including Sainsburys, boutiques, restaurants, pubs and cafes and the Crown Hotel together with other amenities including a school, library, health centre, dentists, a bowls and cricket club.

ACCOMMODATION

The property is accessed via a wooden door with glass panels to the side with outside light leading into:

L SHAPED ENTRANCE HALLWAY

10'10" to maximum dimensions x 9'1" (3.31m to maximum dimensions x 2.79m)

Providing access to the lounge, kitchen, bedrooms and bathroom, part boarded loft, cupboard housing the Baxi boiler, wall mounted thermostat, smoke alarm to ceiling and wood panel flooring.

LOUNGE

10'0" x 19'5" into bay window (3.06m x 5.93 into bay window)

Wall mounted electric flame effect fire with shelf over, TV and telephone points, bay window to the front elevation and radiator.

KITCHEN

7'1" x 11'10" (2.18m x 3.61m)

Half tiled with wall and base units, spaces for cooker, fridge, and washing machine, stainless steel sink, wood panel flooring, spotlights to ceiling, window to the front elevation.

BEDROOM ONE

8'8" x 14'4" (2.65m x 4.37m)

TV aerial and telephone point, window to the rear elevation and radiator.

BEDROOM TWO

8'5" x 9'1" (2.58m x 2.77m)

Window to the rear elevation and radiator.

BATHROOM

5'6" x 6'8" (1.68 x 2.04)

Half tiled with matching white suite comprising panel bath with rainfall head and hand held attachment, pedestal sink, low level flush wc, towel rail, vinyl flooring, radiator and window to the side elevation.

EXTERNALLY

The front garden is mainly laid to lawn with mature shrubs and drive with wooden gate leading to the garage allowing off street parking for several vehicles, outside tap to the side. The rear is laid to a sloping lawn with paving and fencing and has an outside double socket.

GARAGE

8'7" x 17'2" (2.62m x 5.25m)

With up and over door, power and lighting, shelving and window to the side elevation.

TENURE - Freehold

COUNCIL TAX

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

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



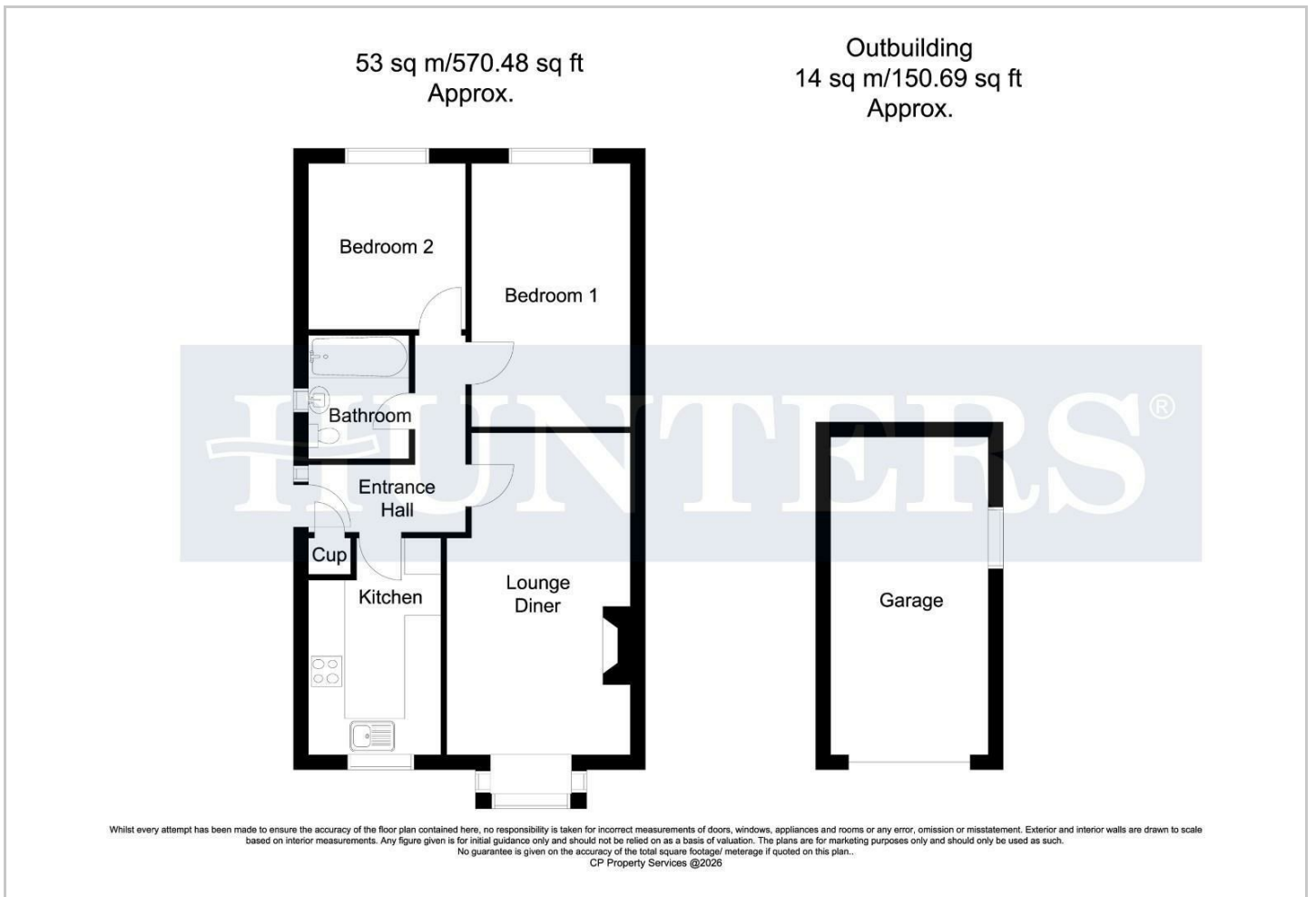
Hybrid Map



Terrain Map



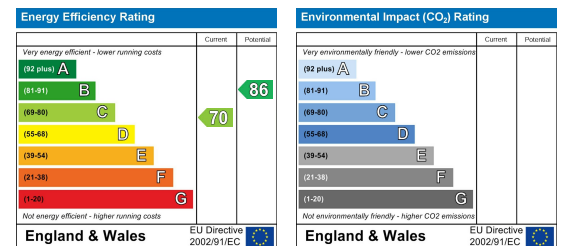
Floor Plan



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.