

# horton knights of doncaster

57 Thicket Drive, Maltby, Rotherham, S66 7LB



**ONE BEDROOM FIRST FLOOR FLAT / ELECTRIC HEATING / OPEN PLAN LIVING, DINING, KITCHEN / SEPARATE BEDROOM AREA / BATHROOM / ALLOCATED CAR PARKING / CLOSE TO COUNTRYSIDE WALKS, SHOPS, SCHOOLS AND AMENITIES / VIEWING RECOMMENDED //**

Located on this popular cul-de-sac, a one bedroom first floor flat. It has all electric heating, pvc double glazing and briefly comprises: Stairs to a an open first floor landing. Private entrance door, entrance hall, large open plan living dining kitchen, with integrated cooking appliances, bedroom area off and a separate bathroom with a white suite and a shower. Outside there is a communal parking area. the property is well positioned with adjacent countryside walks, shops etc and access to the motorway networks. **AN EARLY INSPECTION IS RECOMMENDED.**

**£495 PCM**



ACCOMMODATION

A traditional panelled entrance door leads into the property's private entrance hall.

ENTRANCE HALL

This has a vinyl floor covering, a ceiling light, a door into a tall storage cupboard which houses a hot water cylinder with immersion heater fitted, supplying the domestic hot water with further storage beneath. A second door from the hall leads into an open plan living/kitchen/dining area.

OPEN PLAN LIVING/ DINING/ KITCHEN AREA

6.30m max x 2.90m max (20'8" max x 9'6" max)

This is a good size, it has a broad pvc double glazed window to the front, a continuation of vinyl flooring, ceiling light, slimline panel heater. The kitchen is fitted with a range of high and low level units finished with a work surface over. There is a four ring electric hob with extractor hood above, integrated oven beneath, a single drainer stainless steel sink unit with mixer tap and space for a tall fridge/freezer. There are tiled splashbacks, a pvc double glazed window and a ceiling light.

BEDROOM 1

3.00m x 2.29m (9'10" x 7'6")

This has a ceiling light, high level glazed window taking borrowed light from the lounge, slimline panel heater and vinyl flooring.

BATHROOM

2.29m x 1.68m (7'6" x 5'6")

This is fitted with a white suite which comprises of a panelled bath with independent electric shower over including shower curtain, wash hand basin and low flush W/C inset to bathroom furniture. Tiling to the walls, access to the loft, built in cupboard which has plumbing for an automatic washing machine and shelving storage over. The washing machine can be used by the in going tenants.

OUTSIDE

There is an allocated car parking space, it should be noted there are adjacent walks on to open countryside and an external bin store.

LETTINGS AGENTS NOTES

Available subject to satisfactory referencing.

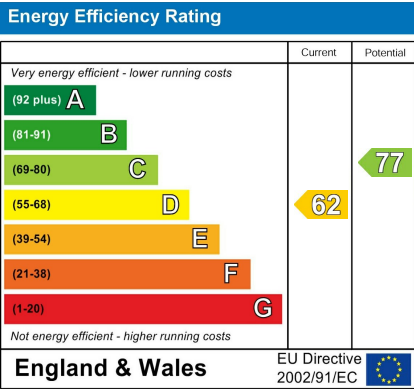
Mains services are connected except gas.

Tenants will be responsible for the payment of utility bills including council tax.

Council Tax Band A

VIEWING By prior telephone appointment with horton knights estate agents on Doncaster 01302 760322.

OPENING HOURS Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk



Ground Floor