

**Basement Flat Thorne Road, Wheatley Doncaster** 



# welcome to

# **Basement Flat Thorne Road, Wheatley Doncaster**

GUIDE PRICE: £70,000- £75,000. Situated in this sought after location close to amenities and transport links is this well-presented spacious basement flat. The property has allocated car parking and use of communal gardens.













#### **Entrance**

A side facing sealed unit door gives access to the spacious entrance hall which has side facing obscure double glazed window and a central heating radiator.

## **Lounge Dining Room**

21' 7" to bay x 14' 7" to recess ( 6.58m to bay x 4.45m to recess )

A good sized lounge dining room with a rear facing double glazed bay window offering lots of natural light. The focal point of the room is the feature fireplace. There is a central heating radiator, dado and picture rail.

#### Kitchen

17' 9" x 9' 7" ( 5.41m x 2.92m )

Fitted with wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has an electric cooker point, space for white goods, complimentary tiling and a central heating radiator.

#### **Bedroom One**

17' 1" max x 10' 2" max ( 5.21m max x 3.10m max ) A good sized double room with a side facing double glazed window, a central heating radiator and a cupboard housing the gas central heating boiler.

#### **Bedroom Two**

26' 10" max x 10' 4" to recess ( 8.18m max x 3.15m to recess )

With a rear facing double glazed window and a central heating radiator.

#### **Bathroom**

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin and a panelled bath with mixer tap and shower attachment. There is an extractor fan and a central heating radiator.

#### Outside

The property has an allocated car parking space and communal gardens to the rear.





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# **Basement Flat Thorne Road, Wheatley Doncaster**

- GUIDE PRICE £70,000- £75,000
- WELL-PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- LARGE LOUNGE DINING ROOM
- KITCHEN

Tenure: Leasehold EPC Rating: D

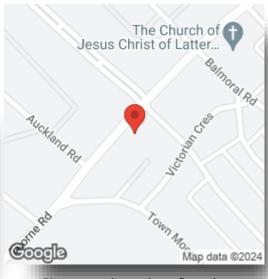
guide price

£70,000-£75,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/DCR119124

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref: DCR119124 - 0010 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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