

HUNTERS®

HERE TO GET *you* THERE



Deerlands Way

Beckingham, DN10 4FW

50% Shared Ownership £92,500



Council Tax: B



52 Deerlands Way

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ACCOMMODATION

Double glazed door leading into:

LOUNGE

16'6" x 12'2" (5.05m x 3.71m)
uPVC double glazed window to the front elevation, stairs rising to the first floor accommodation, radiator.

KITCHEN DINER

16'7" x 9'8" (5.08m x 2.97m)
Fitted kitchen comprising base and wall units with complementary roll edge work surface, inset stainless steel sink unit with mixer tap, integrated stainless steel oven, four ring hob with extractor over, double glazed window to the rear elevation and uPVC double glazed door to the rear. Space and plumbing for automatic washing machine, under stairs storage and radiator.

FIRST FLOOR LANDING

Loft hatch and doors leading into:

BEDROOM ONE

16'7" x 10'7" (5.08m x 3.23m)
Storage cupboard, radiator and uPVC double glazed window to the front elevation.

BEDROOM TWO

11'1" x 10'0" (3.38m x 3.07m)
uPVC double glazed window to the rear elevation and radiator.

BEDROOM THREE

10'2" x 6'3" (3.12m x 1.91m)
uPVC double glazed window to the rear elevation and radiator.

FAMILY BATHROOM

White three piece suite comprising low level w.c. pedestal wash hand basin and panel sided bath with shower over, chrome fitted towel rail, uPVC double glazed window to the side elevation.

EXTERNALLY

Low maintenance garden to the front with pathway leading to the front entrance door, two allocated parking spaces and gated access to the enclosed rear garden.

COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band "B"

TENURE - Leasehold

AGENTS NOTE

50% shared ownership with a rental figure of approximately £270.10 per month.

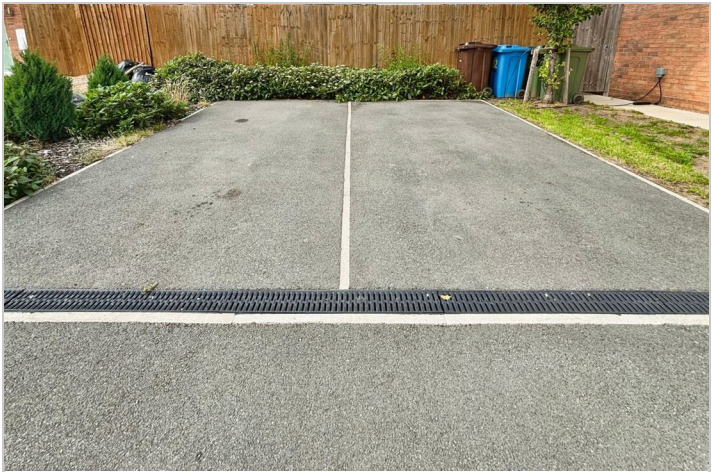
Service Charge approximately £3.28 per month.
Management Charge approximately £2.34 per month and Building Insurance approximately £12.44 per month. Total costings approximately £18.06 per month excluding rental figure.

Prospective purchasers are advised to make their own enquiries through Acis to obtain accurate figures.

Rent reviews are carried out annually on 1st April.

'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

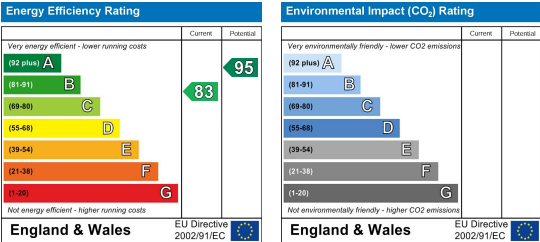


PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 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.