



## Moat Hills Court

Bentley, DN5 0DS

Guide Price £80,000 - £90,000



- TWO BEDROOM SEMI DETACHED BUNGALOW
- NO UPWARD CHAIN
- COMMUNAL GARDENS
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING C
- OVER 55s ON A 70% SHARED OWNERSHIP SCHEME
- CUL-DE-SAC LOCATION
- AMPLE PARKING SPACE
- GCH / DG
- COUNCIL TAX BAND A

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OVER 55's ONLY ... DON'T MISS THIS SHARED OWNERSHIP SEMI DETACHED BUNGLOW.

Ideal for people wanting to retire or downsize to a well looked after home located in a small community area.

Property briefly comprises Entrance Hall, Lounge/Diner, Kitchen, two Bedrooms and Shower Room.

VIEWINGS ARE A MUST!!

PLEASE NOTE:

70% SHARED OWNERSHIP WITH THE GUINNESS PARTNERSHIP - PART RENT - PART OWN

VENDOR INFORMED US BUILDING INSURANCE ARE COVERED BY GUINNESS WITHIN THE SERVICE CHARGE.

## Entrance Hall

10'11" x 2'10" (3.33m" x 0.86m")

Via a wood effect uPVC door this leads into the roomy entrance hall, with built in storage cupboard ideal for coats and shoes, neutrally decorated with all doors leading to lounge, bedrooms and shower room.

## Lounge

14'04" x 11'02" (4.37m" x 3.40m")

Step inside the bright and airy living space, this really is the hub of the home, with large uPVC window to the rear filling the room with natural light, wall mounted radiator, aerial point in place and sliding door opening to the kitchen.

## Kitchen

7'09" x 5'11" (2.36m" x 1.80m")

Kitchen having an array of wall and base units providing storage space, contrasting work surface over with stainless steel sink, drainer and matching mixer tap, space and plumbing for washing machine as well as space for a free standing cooker, this room also houses the combi boiler for the home, the walls are tiled for easy clean, wall mounted radiator and uPVC window to the side finishes this space.

## Bedroom One

10'10" x 9'07" (3.30m" x 2.92m")

Generously sized master bedroom with built in wardrobe providing that extra storage we all crave, neutrally decorated with access to loft hatch from this room, wall mounted radiator and uPVC window to the rear.

## Bedroom Two

9'07" x 6'05" (2.92m" x 1.96m")

Good sized second bedroom or great home office, having wall mounted radiator and uPVC window to the rear elevation.

## Shower Room

5'10" x 5'10" (1.78m" x 1.78m")

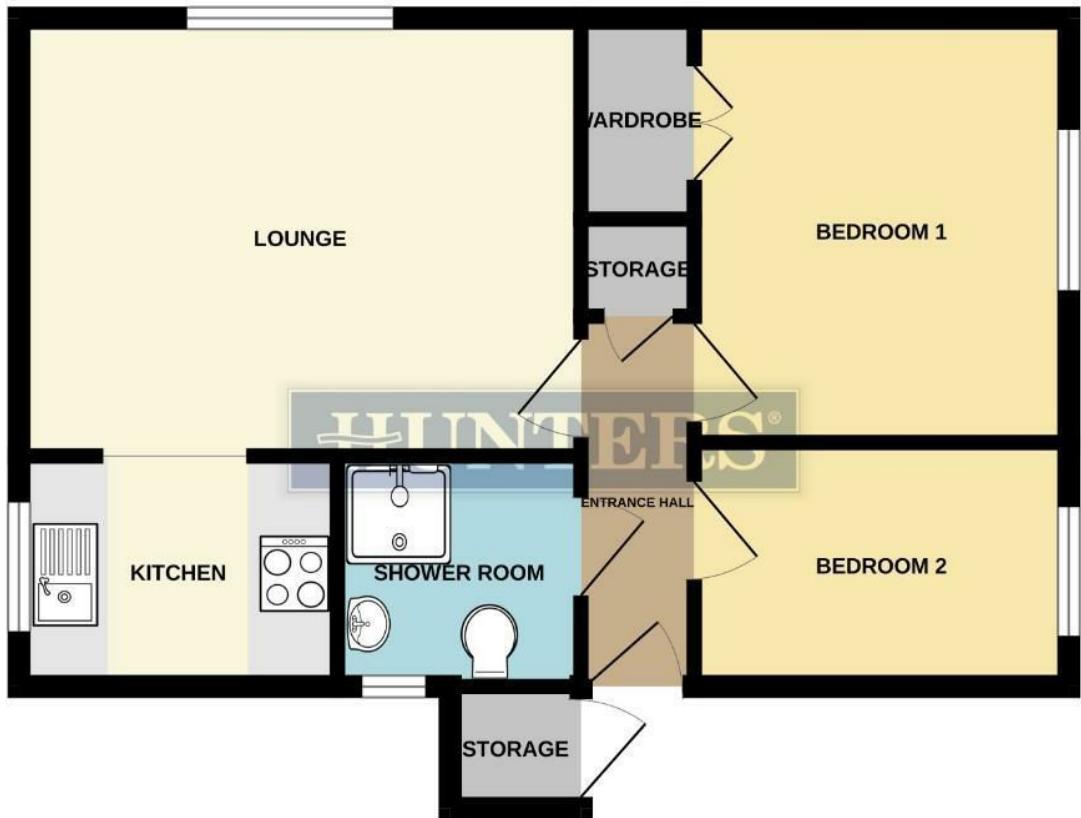
Perfect spot to refresh and relax, comprising of corner shower unit, low flush WC and pedestal wash hand basin, tiled in neutral tones for easy

clean, heated towel rail and uPVC frosted window to the front finishes this space.

## Exterior

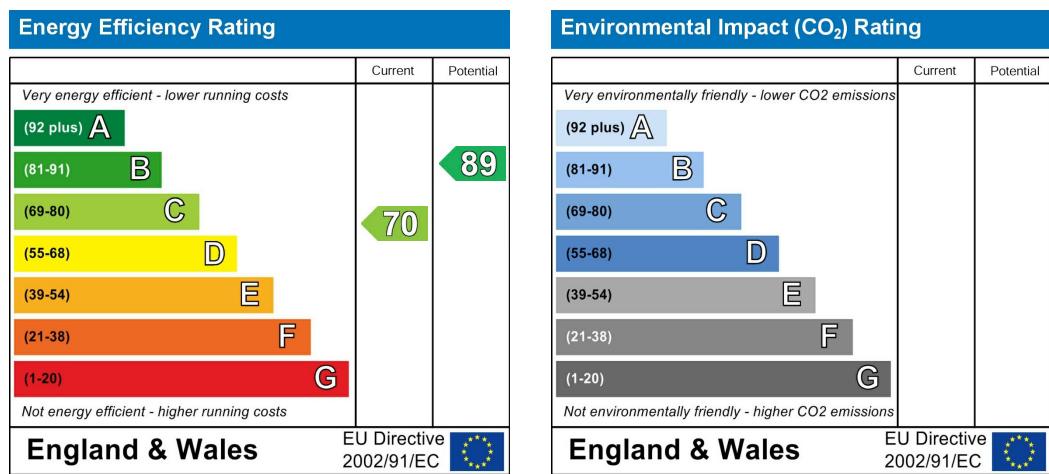
To the front of the property is a well maintained communal block paved courtyard providing ample parking for you and guests, with access to the front entrance, while to the rear of the property is a communal lawned garden.

## Floorplan





## Energy Efficiency Graph



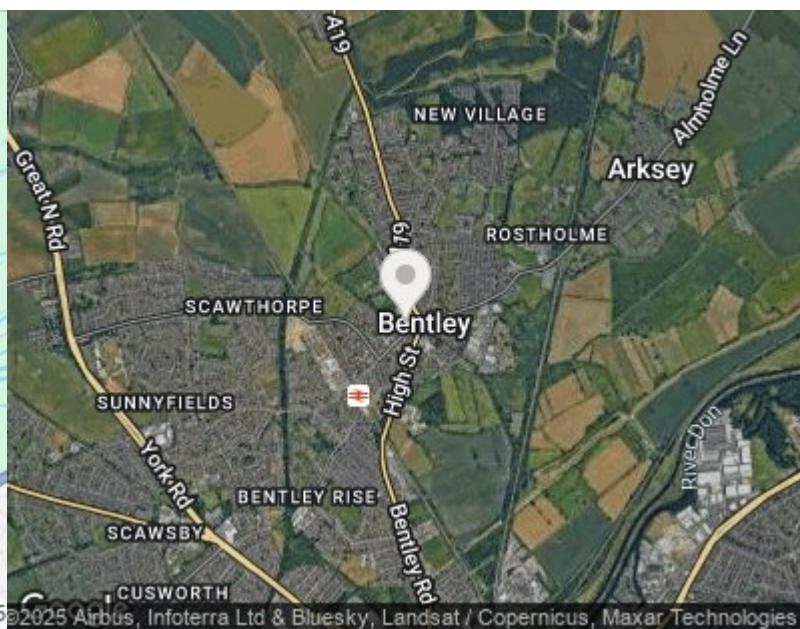
## Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

Unit 1b Onyx Retail Park, Wath Upon Dearne, S63 8FN  
Tel: 01709 894440 Email: [dearnevalley@hunters.com](mailto:dearnevalley@hunters.com)  
<https://www.hunters.com>

