HUNTERS®

HERE TO GET *you* THERE

Holly Road

Auckley, Doncaster, DN9 3ER

£170,000

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Council Tax: A

1 Holly Road

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£170,000

DESCRIPTION

Briefly the property comprises entrance hall leading to an inner hall, lounge, kitchen diner and shower room to the ground floor whilst the second floor has two bedrooms and family bathroom. Outside is off road parking to the front and an enclosed well manicured garden to the rear.

Auckley is a village located five miles to the east of the city of Doncaster and has good amenities locally including shops, schools and GP surgery, whilst access to the motorway network via the M18 lies close by.

ACCOMMODATION

Access to the front is via a composite door with two glass panels leading into:

ENTRANCE HALLWAY

6'2" x 4'9" (1.89m x 1.47m)

Doors opening into shower room and inner hall, coat hanger, wall unit housing Baxi boiler, wall mounted fuse box, wood panel flooring and radiator.

SHOWER ROOM

6'6" x 4'5" (2.00m x 1.35m)

Shower unit with Bristan Glee electric shower, pedestal sink with mixer tap, low level flush wc, towel rail over radiator, spotlights to ceiling, extractor fan, wood panel flooring and obscure window to the front elevation.

INNER HALL

5'10" x 4'2" (1.80m x 1.28m)

Giving access to the lounge, stairs rising to first floor accommodation with understairs cupboard with shelving, wall mounted thermostat, telephone point, smoke alarm to ceiling and radiator.

LOUNGE

9'11" x 17'7" (3.04m x 5.36m)

Feature fireplace housing log burner, TV point, wood panel flooring, double doors to the rear elevation and window to the front elevation, radiator. Door to:

KITCHEN DINER

13'9" x 15'1" (4.20m x 4.62m)

Wall and base units with complementary worktops, built in cooker and grill plus microwave, four ring induction hob with extractor fan over, integrated washing machine, dishwasher and fridge freezer, understairs cupboard, three overhead lights to dining area, wood panel flooring, spotlights to ceiling, windows to the rear and side elevations and uPVC door to the rear.

FIRST FLOOR LANDING

5'8" x 5'5" (1.74m x 1.67)

Giving access to the bedrooms and bathroom with window to the rear elevation.

BEDROOM ONE

9'11" x 15'2" (3.03m x 4.63m)

Built in wardrobe, windows to the front and rear elevations, two radiators.

BEDROOM TWO

10'7" x 9'1" (3.24m x 2.79m)

Airing cupboard with tank and built in shelving, loft access, window to the rear elevation and radiator.

BATHROOM

7'8" x 5'6" (2.35 x 1.69m)

Half tiled with matching white suite, panel bath and Mira Sport electric shower over, pedestal sink with mixer tap, low level flush wc, vanity unit, vinyl

Tel: 01302 710773

flooring, extractor fan, obscure window to the front elevation and radiator.

EXTERNALLY

The front of the property is laid to stone chip and paving with a tree and has off street parking for two vehicles, outside tap and gate to the rear garden which is mainly laid to lawn with stone chip area, mature beds and trees and gate to the rear playing area.

TENURE - Freehold

COUNCIL TAX

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

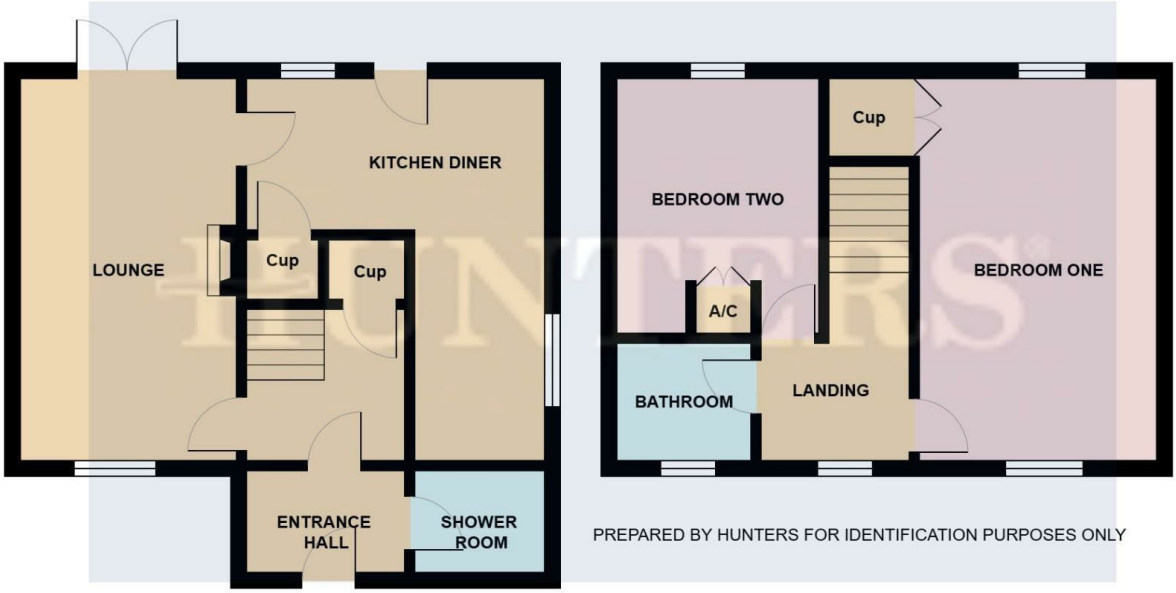
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property 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 at £45.00 + VAT

Road Map

Hybrid Map

Terrain Map

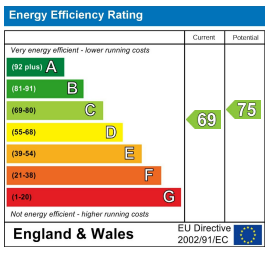
Floor Plan

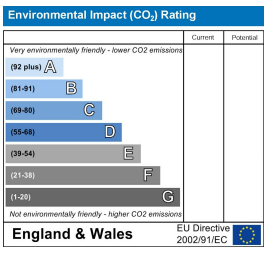


Viewing

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.

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