

HUNTERS[®]

HERE TO GET *you* THERE



Tickhill Way

Rossington, Doncaster, DN11 0FL

Offers In The Region Of £280,000



Council Tax: D



30 Tickhill Way

Rossington, Doncaster, DN11 0FL

Offers In The Region Of £280,000



DESCRIPTION

Briefly the property comprises entrance hall, lounge, dining room, kitchen, utility and cloakroom to the ground floor whilst the first floor has four bedrooms, one with en suite and family bathroom. Outside is a drive to the front facilitating off street parking for two vehicles leading to the garage and gardens to the front and rear. The property also benefits from gas central heating and double glazing.

The property is located to a sought after residential area of Rossington and lies approximately 6 miles south-east of the city of Doncaster which is on the East Coast mainline and benefiting from ease of access to the M18 and A1 via the Great Yorkshire Way, link up road, opening up many other regional areas within comfortable commuting distance. Rossington offers a wide range of local amenities, including shops and supermarkets, schools and leisure facilities.

ACCOMMODATION

Access is via a porched entrance with overhead light and through a wooden double glazed door with two ornate glass panels, leading into:

ENTRANCE HALL

5'10" x 17'1" (1.8m x 5.23m)

Providing access to the lounge, kitchen and cloakroom, stairs rising to the first floor accommodation, understairs cupboard with coathanger laminate flooring, wall mounted thermostat and radiator.

LOUNGE

11'9" x 18'0" (3.59m x 5.50m)

Telephone point, bay window to the front elevation with ornate glass, space opening into:

DINING ROOM

11'9" x 11'0" (3.59m x 3.37m)

Coving to ceiling, French doors opening to the conservatory, laminate flooring and door into:

KITCHEN

14'8" x 9'3" (4.48m x 2.83m)

Wall and base units with complementary worktops, built in EFF oven and grill, gas hob with extractor fan over, integrated dishwasher, one and a half ceramic sink with mixer tap and tiled splashback, tiled flooring, spotlights to ceiling, smoke alarm, wall mounted central heating controller, window to the rear elevation and space into:

UTILITY

6'6" x 7'5" (2.00m x 2.28m)

Base unit with worktop and space and plumbing under for washing machine, ceramic sink with mixer tap, window to the rear elevation and wooden double glazed door to the side with glass panel.

CONSERVATORY

11'5" x 11'11" (3.50m x 3.64m)

Wall heater, laminate flooring, French doors opening onto the rear garden.

FIRST FLOOR LANDING

9'5" x 10'2" (2.88m x 3.11m)

Providing access to the bedrooms and bathroom, loft access. Built in cupboard housing the water tank and smoke alarm to ceiling.

BEDROOM ONE

11'8" x 11'9" (3.57m x 3.59m)

Telephone point, window to the front elevation with ornate glass, radiator and door into:

EN SUITE

8'8" x 5'10" (2.65m x 1.78m)

Part tiled with matching white suite comprising panel bath with mixer tap, shower attachment, pedestal wash hand basin, low level flush wc, towel rail, extractor fan, radiator, and obscure window to the side elevation.

BEDROOM TWO

11'3" x 11'9" (3.43m x 3.59m)

Window to the front elevation with ornate glass, radiator.

BEDROOM THREE

10'4" x 11'4" (3.16m x 3.46m)

Window to the rear elevation and radiator.

BEDROOM FOUR

8'3" x 9'6" (2.53m x 2.91m)

Window to the rear elevation and radiator.

FAMILY BATHROOM

7'9" x 5'6" (2.38m x 1.70m)

Part tiled with matching white suite comprising panel bath, pedestal wash hand basin, low level flush wc, shelf, obscure window to the rear elevation and radiator.

EXTERNALLY

The front of the property is mainly laid to lawn with mature shrubs and trees and block paved drive facilitating off street parking for two vehicles leading to the garage. A side gate leads to the rear which is laid to lawn and pebbles with paving, fencing and an outside tap.

GARAGE

8'4" x 16'2" (2.56m x 4.95m)

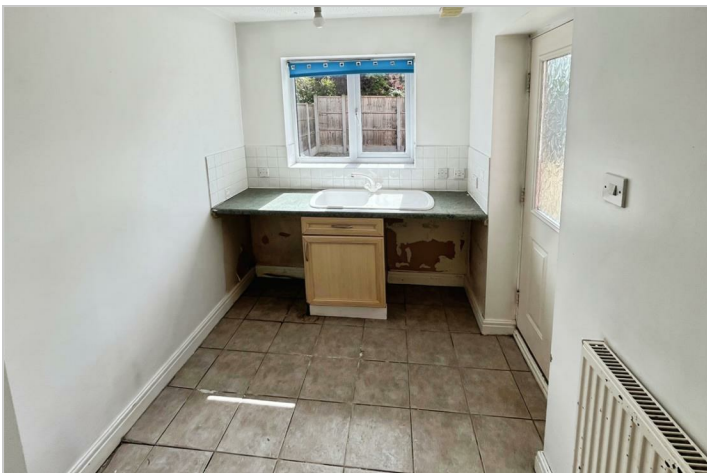
Up and over door, wall mounted Ideal Classic boiler, lighting.

TENURE - Freehold

COUNCIL TAX RATES

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

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



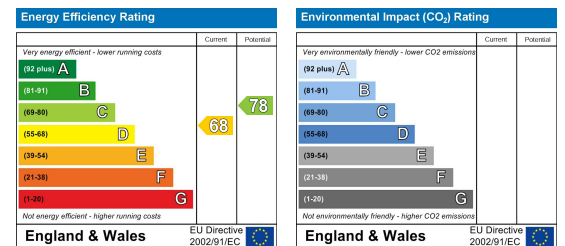
Floor Plan



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.