HUNTERS®

HERE TO GET *you* THERE

Colton Street

Misterton, Doncaster, DN10 4AB

£180,000

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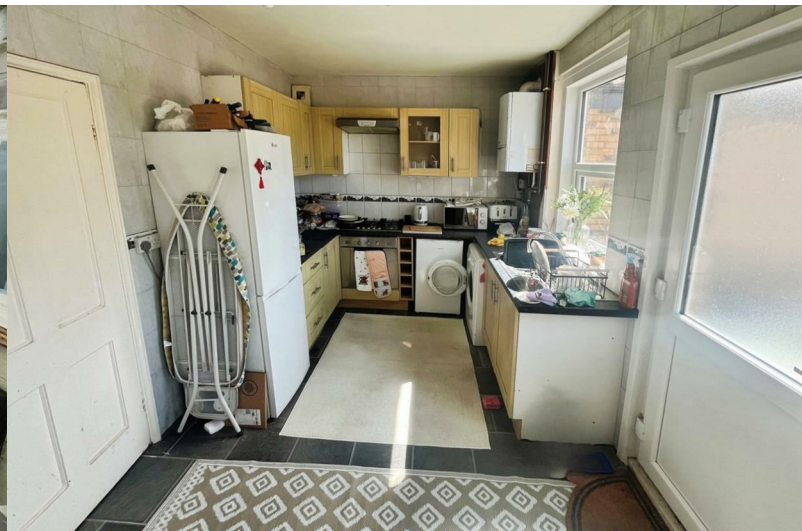
Council Tax: A



7 Colton Street

Misterton, Doncaster, DN10 4AB

£180,000

DESCRIPTION

Briefly the property comprises lounge, kitchen diner with pantry, two double bedrooms and bathroom internally, whilst outside are gardens to the front and rear with a drive facilitating off street parking for two vehicles. The property also benefits from gas central heating and double glazing.

ACCOMMODATION

The property is accessed via a porch with light and white uPVC door with glass panel leading into:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation and fuse box above the entrance door.

LOUNGE

11'10" x 17'7" (3.62m x 5.36m)
Feature fireplace in surround with gas fire (disconnected), TV and telephone points, built in cupboard, wall shelving, bay window to the front elevation and radiator. Door leading into:

KITCHEN DINER

15'11" x 8'10" (4.86m x 2.71m)
Fitted kitchen comprising wall and base units, built in cooker with five ring gas hob, spaces for washing machine, fridge and separate freezer, stainless steel sink with mixer tap, wall mounted Vaillant boiler, door into pantry under stairs, two windows to the rear and one to the side elevations, uPVC door with glass panel opening to the rear garden.

FIRST FLOOR LANDING

7'4" x 4'5" (2.25m x 1.35m)
Giving access to bedrooms and bathroom, loft access, wall mounted thermostat, window to the side elevation and radiator.

BEDROOM ONE

7'10" x 12'7" (2.39m x 3.85m)
Window to the rear elevation and radiator.

BEDROOM TWO

12'0" x 9'10" (3.66m x 3.00m)
With feature fireplace, TV aerial, dado rail, two windows to the front elevation and radiator.

BATHROOM

7'3" x 7'8" (2.22m x 2.35m)
Tiled throughout with matching suite comprising panel bath with Mira sport overhead electric shower, pedestal sink, low level flush wc, shelving, spotlights to ceiling, obscure window to the rear elevation and radiator.

EXTERNALLY

The front garden is mainly laid to lawn with privet hedging to two sides and fencing to the other, gated drive allowing off street parking for two vehicles, The rear south facing garden is mainly laid to paving with white stone chip borders, glass lean to on the side, outside light and tap, gate leading to the front.

TENURE - Freehold

COUNCIL TAX

Through enquiry of the Bassetlaw 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

Tel: 01302 710773

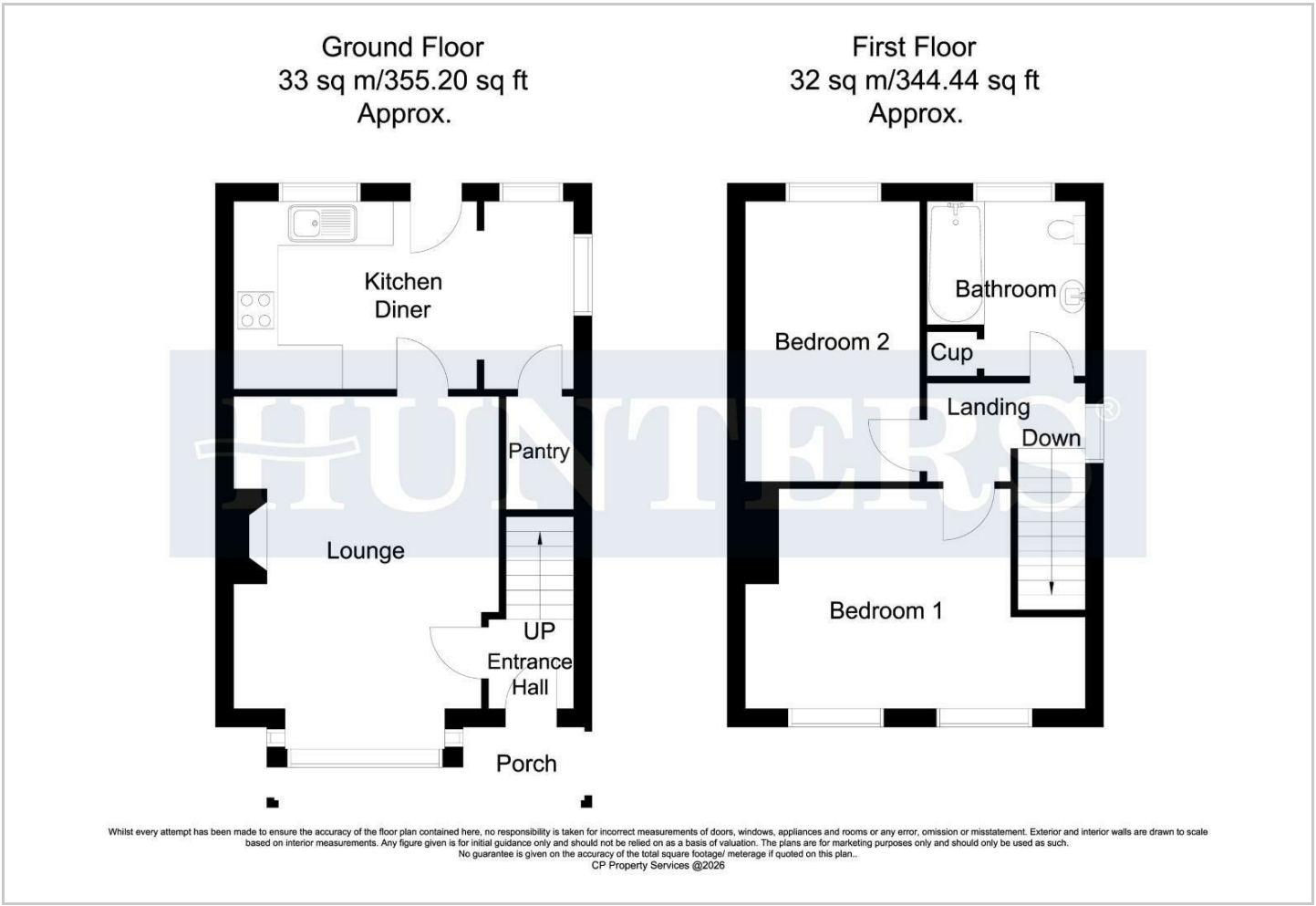
before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted at £45.00 + VAT

Road Map

Hybrid Map

Terrain Map

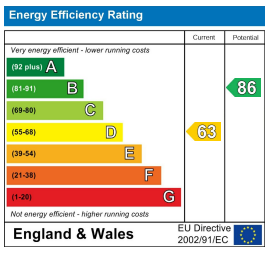
Floor Plan

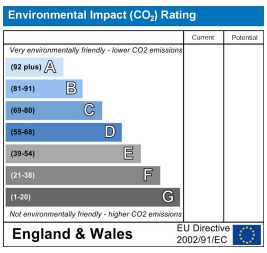


Viewing

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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