



## Granary Court, Market Place

Bawtry, Doncaster, DN10 6JL

Offers In The Region Of £110,000



This well presented two bedroom first floor apartment situated in the town centre of Bawtry, which has a wealth of amenities including shops, restaurants and hotel and is an ideal starter home or investment property with a yield of around 7% gross on rental income. The property which is accessed via stairs to the first floor briefly comprises open plan kitchen/lounge and bedroom to the first floor plus further bedroom and bathroom to the second floor. The property also benefits from electric heating and double glazing and an early viewing is strongly recommended.



## ACCOMMODATION

Accessed via composite door with glass panels leading into:

### ENTRANCE HALL

Providing access to the Kitchen/Lounge and stairs rising to the first floor bedroom, smoke alarm and fuse box over the entrance door.

### KITCHEN/LOUNGE AREA 13'0" x 16'0" (3.97m x 4.88m )

Wall and base units in cream with black complementary work surface, built in electric oven with four ring halogen hob and extractor fan over, integral dishwasher, stainless steel sink with mixer tap, space for washing machine, vinyl flooring and two sash double glazed windows to the rear. To the lounge area is TV and telephone point and electric wall heater.

### BEDROOM 5'10" x 15'11" (1.78m x 4.87m )

Windows to the rear and side elevation, electric wall heater.

### LANDING 6'6" x 11'0" (2.00m x 3.37m )

Giving access to the Bedroom and Shower Room, cupboard housing the water tank, velux style window to the front elevation, smoke alarm.

### FIRST FLOOR BEDROOM 9'9" x 11'4" (2.98m x 3.47m )

Velux style window and electric wall heater, tv point.

### BATHROOM

Matching white panel bath with shower over, pedestal sink with tiled splashback, low level flush w.c, vinyl flooring, velux style window to the front elevation, electric wall heater and extractor fan.

### EXTERNALLY

Communal garden area to the front with stone chip and paved areas and raised bed accessed via wooden gate from Tickhill Road.

### COUNCIL TAX

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

### TENURE - Leasehold

125 years from 1 January 2009

Ground Rent £120 per annum

Service Charge - tba

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

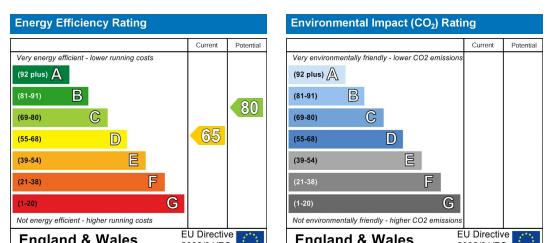
## Area Map



## Floor Plans



## 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.