

HUNTERS[®]

HERE TO GET *you* THERE



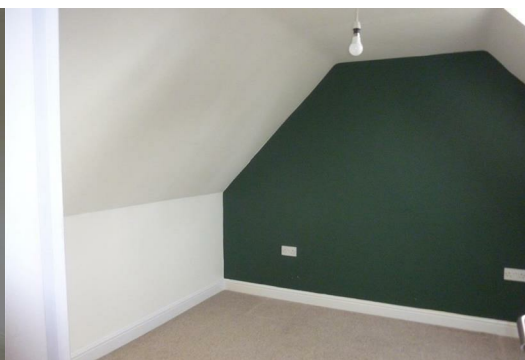
Granary Court

Market Place, DN10 6JL

Guide Price £100,000



***GUIDE PRICE £100,000 - £110,000 *** This well presented two bedroom first floor apartment lies very close to the town centre of Bawtry, which has a wealth of amenities including shops, restaurants and a hotel and is an ideal starter home for a single person or a couple and will also appeal to investors as it yields 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 white composite door with glass panels leading into:

ENTRANCE HALL

Provides access to the Kitchen/Lounge and first floor bedroom. smoke alarm and fuse box over the entrance door.

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

KITCHEN AREA

With wall and base units in cream with black complementary worktop, built in electric oven with four ring halogen hob and extractor over, integral dishwasher, stainless steel sink with mixer tap, space for washing machine, vinyl flooring and two sash double glazed windows to the rear.

LOUNGE AREA

TV and telephone point, electric wall heater.

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

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

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

Velux window and electric wall heater, tv point.

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

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

BATHROOM

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

EXTERNALLY

Communal garden to the ground floor with stone chip and paved areas and raised bed which is accessed via a wooden gate from Tickhill Road.

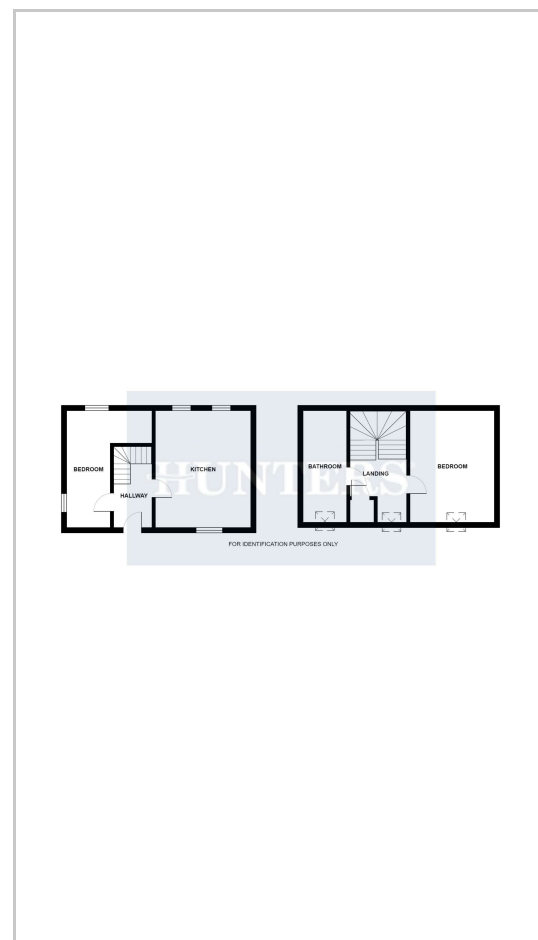
COUNCIL TAX

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

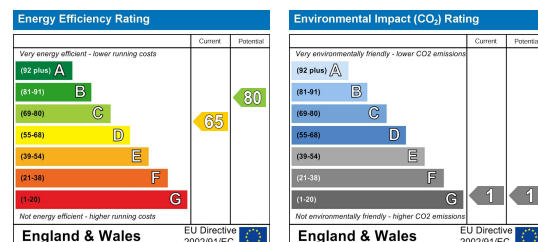
Area Map



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.

6 High Street, Bawtry, DN10 6JE

Tel: 01302 710773 Email: Bawtry@hunters.com <https://www.hunters.com>