

# HUNTERS®

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## Earlston Drive

Bentley, Doncaster, DN5 9TD

£130,000

3 1 2 D

Council Tax: A



# 12 Earlston Drive

Bentley, Doncaster, DN5 9TD

£130,000



## DESCRIPTION

Briefly the property comprises Entrance Hall, Lounge, Dining Room Kitchen and Conservatory to the ground floor whilst to the first floor are three Bedrooms and Shower Room. Outside is a garden to the rear and double garage with off street parking to the front for two vehicles. The property also benefits from double glazing and gas central heating.

## ACCOMMODATION

The property is accessed via a composite double glazed door with ornate glass panels leading into:

## ENTRANCE HALLWAY

Providing access to the lounge, stairs rising to the first floor accommodation, wall mounted mains boiler, radiator and window to the side elevation, smoke alarm to ceiling.

## LOUNGE

13'5" x 13'0" to bay window (4.09m x 3.98m to bay window)

Central feature fireplace with wood surround and hearth, TV and telephone points, wall light, understairs cupboard housing electric meters, bay window to the front elevation, radiator and door leading into:

## KITCHEN

5'6" x 10'0" (1.68m x 3.05m)

Wall and base units, built in Belling cooker with four ring hob and extractor fan over, space for a washing machine and fridge. ceramic sink with mixer tap, telephone point, two windows to the rear elevation, tiled flooring and door to:

## DINING ROOM

10'4" x 10'8" (3.15m x 3.26m)

Gas fire to wall, built-in cupboard, ceiling fan and door into:

## CONSERVATORY

12'8" x 10'2" (3.88m x 3.11m )

Vinyl flooring, two ceiling fans, two radiators and door to the rear elevation.

## FIRST FLOOR LANDING

5'10" x 6'9" (1.79m x 2.08m )

Giving access to the bedrooms and shower room, loft access and radiator.

## BEDROOM ONE

10'1" x 13'2" to bay window (3.08m x 4.02m to bay window)

Built in wardrobes, ceiling fan, bay window to the front elevation.

## BEDROOM TWO

7'10" x 10'1" (2.41m x 3.09m )

Built in wardrobes and cupboard with shelving, window to the rear elevation.

## BEDROOM THREE

6'0" x 7'4" (1.84m x 2.25m)

Window to the front elevation.

## SHOWER ROOM

5'10" x 6'3" (1.79m x 1.91m )

Tiled throughout with corner shower unit and Mira Azora electric shower unit, wall sink with mixer tap and cupboard under and mirror over, low level flush w.c., extractor fan, radiator and window to the side elevation.

## EXTERNALLY

The rear garden is laid to lawn with decking area and paving to the side, outside tap and lights, mature borders with miniature trees, pond and further paving area to the Garage. The front has off road parking for two vehicles and a gate to the side.

## DOUBLE GARAGE

20'7" x 22'8" (6.28m x 6.93m )

Accessed via up and over door with uPVC pedestrian door to the side elevation, window, power and lighting, roof storage, work benches and bolted wooden doors to the rear lane.

## AGENTS NOTE

We are advised there is a six month lending rule to this property and buyers are advised to contact the Agent to discuss this further.

## TENURE

## COUNCIL TAX

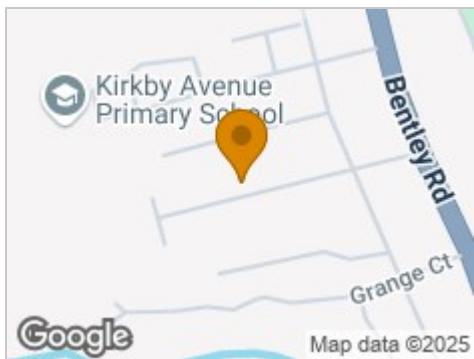
Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'A'

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



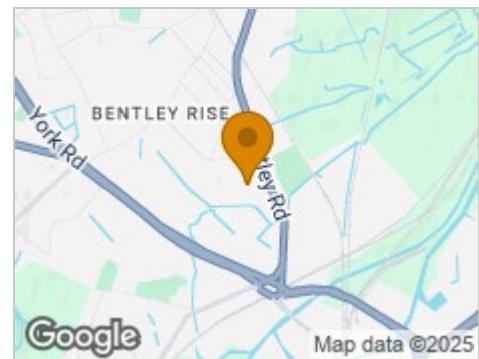
## Road Map



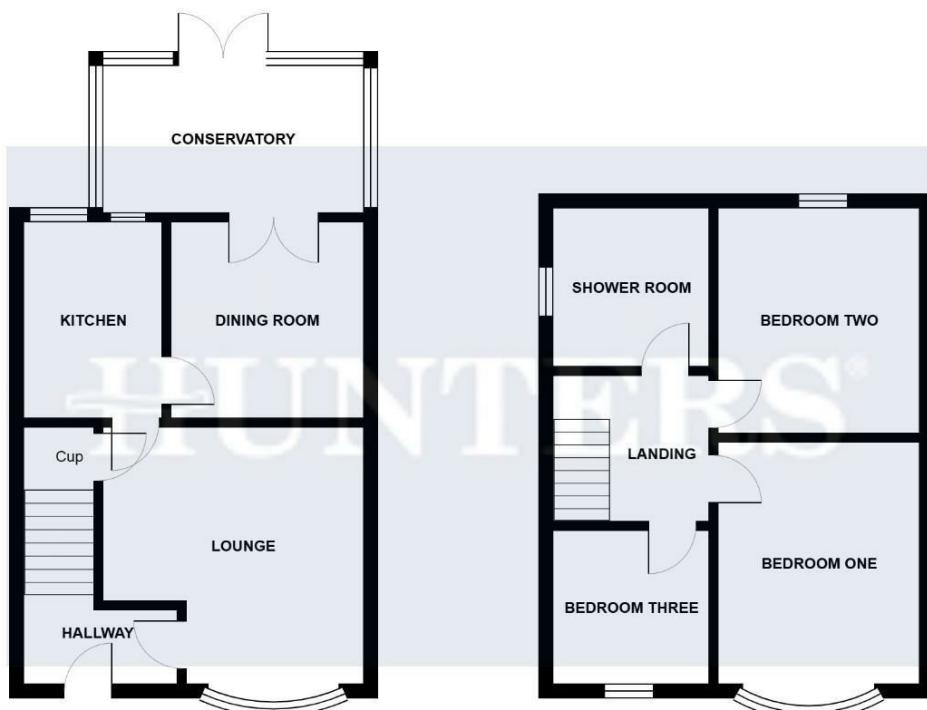
## Hybrid Map



## Terrain Map



## Floor Plan

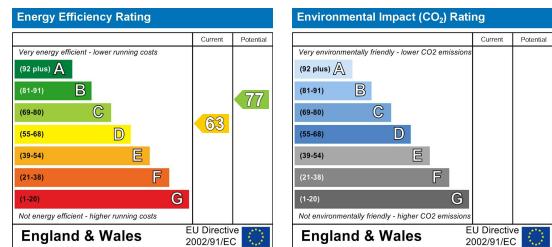


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## Viewing

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.