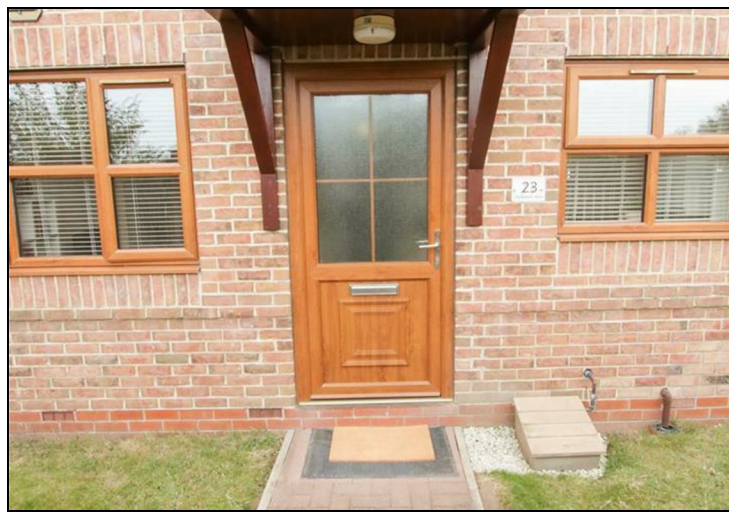


horton knights of doncaster

23 Paddock Way, Hatfield, Doncaster, DN7 6DY



*** GUIDE PRICE £80,000 - £85,000 ***

CHAIN FREE.....A beautiful 1 double bedroom purpose built apartment, in a small block of only 4 apartments with off road parking.

On the fringe of the village, in a small modern complex with a South facing frontage, a lovely contemporary styled apartment. The property has gas radiator central heating via a combination type boiler, pvc double glazing and briefly comprises: Entrance into a modern fitted open plan kitchen, attractive front facing lounge, large double bedroom with a walk in wardrobe and a lovely modern bathroom with a shower. Outside there is a small South facing front with a field beyond, and off road car parking to the rear. Well placed with access to local amenities in Hatfields' pretty little centre plus easy access to the M18 and motorway networks. **EARLY VIEWING IS ESSENTIAL.**

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ACCOMMODATION

An oak coloured PVC double glazed door gives access into an open hall.

OPEN HALL

This leads directly into the kitchen.

KITCHEN

2.44m x 2.29m (8'0" x 7'6")

Fitted with a range of modern high and low level units finished with a rolled edge work surface. There is a single drainer stainless steel sink unit with mixer tap, four ring gas hob, extractor hood, integrated oven, plumbing for an automatic washing machine and room for a fridge, freezer, dryer etc. Concealed behind one of the corner cabinets is a gas fired combination type boiler which supplies the domestic hot water and central heating systems. There is a PVC double glazed window to the front, inset spotlighting to the ceiling and an opening directly into the lounge.

LOUNGE

4.65m x 2.36m (15'3" x 7'9")

A front facing reception room, this has a PVC double glazed south facing window which over looks a small front garden with fields beyond, a central heating radiator and a central ceiling light.

DOUBLE BEDROOM

3.96m x 3.10m (13'0" x 10'2")

A large double bedroom, it has a PVC double glazed window with an outlook over the property's rear parking area, a central heating radiator and a central ceiling light. A door from here gives access to a walk in wardrobe.

WALK IN WARDROBE

Fitted with shelving, a ceiling light, vinyl flooring and power laid on.

BATHROOM

Fitted with a modern white suite that comprises of a panelled bath set into a recess with shower over including a glazed shower screen, a pedestal wash hand basin and a low flush W/C. There is a contemporary style towel rail/ radiator, an extractor fan, inset spotlighting to the ceiling and a wall mirror.

OUTSIDE

To the front there is a small garden, this is lawned and south facing, therefore enjoying the afternoon and evening sun.

REAR

To the rear of the property there is a block paved car parking space directly behind the flat window.

AGENTS NOTES:

TENURE - LEASEHOLD. The lease term is 125 years from 2015 (116 years remaining). There is a ground rent payable of £250.00 per annum and a monthly service charge of £45.00.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units 2015.

HEATING - Gas radiator central heating. Age of boiler 2015.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

