

2 Bedroom(s), Flat, Leasehold

Thorne Road, Doncaster.



- 3D Virtual Tour Available
- First Floor Apartment
- Two Bedrooms
- Close To Town Centre And Hospital
- Open Plan Kitchen And Lounge

- No Chain
- Allocated Car Parking Space
- Shower Room
- Popular Location
- Brand New Boiler

£100,000
For Sale

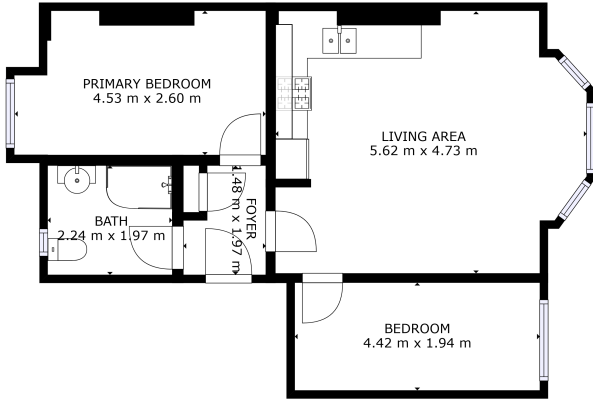
Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... A modern, well-presented 2 bedroom flat with no chain situated in the convenient location of Doncaster City Centre, a short walk away from local amenities and transport links such as Doncaster Railway Station and the bus interchange. This property is located close to many shops and popular restaurants, whilst also being less than a 5 minute drive away from Doncaster Royal Infirmary. This property would be perfect for a first time buyer or an investor looking to expand their portfolio in the popular area of Doncaster, and booking a viewing is highly recommended to truly appreciate the size and location of the property.

First Floor Apartment

Floor Plan



FLOOR 1

GRAND INTERNAL AREA
FLOOR 1: 34.91 m²
TOTAL: 34.91 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Open Plan Kitchen And Lounge



First Bedroom



Second Bedroom



Shower Room



External

Front Aspect



Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Leasehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - Approximately 8 years ago

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - Bedroom

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date - 8 Years Ago

Fires/Heaters - None

Permanent Loft Ladder - N/A

Loft Insulation - N/A

Loft Boarded out - N/A

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the



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accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 82 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |