

3 Bedroom(s), Apartment, Leasehold

Kiln Court, Kirk Sandall, Doncaster.



- 3D Virtual Tour Available
- Open Plan Breakfast Kitchen with Integrated Appliances and Lounge
- Allocated Parking Space
- En Suite to Master Bedroom
- Modern Family Bathroom

- Second Floor Three Bedroom Two Storey Apartment
- Beautifully Presented with Traditional Features
- Dressing Area to the Master Bedroom
- Velux Windows Throughout
- Popular Location with Local Amenities

£169,999
For Sale

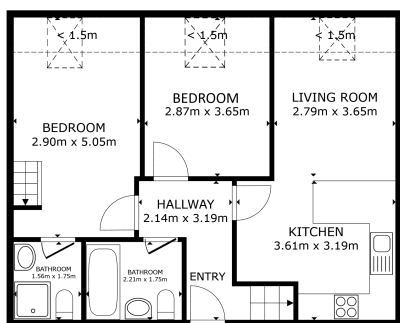
Book your viewing today Tel: 01302 247754

Owner's View

Located in the sought-after area of Kirk Sandall, Doncaster, this beautifully presented two-storey, three-bedroom second floor apartment on Kiln Court is full of character and charm. Featuring stunning exposed beams and exposed brickwork throughout, the property offers a perfect blend of modern living with rustic style. The heart of the home is the open-plan breakfast kitchen with integrated appliances and lounge area, flooded with natural light from Velux windows. On the main floor, you'll find two well-proportioned bedrooms, including the master with a stylish en suite and steps leading up to a private dressing area on the upper level. A contemporary family bathroom completes this floor. A separate staircase leads to the second storey where you'll find an additional bedroom, ideal for guests, a home office, or a teenager's retreat. The property also benefits from an allocated parking space and a secure, well-maintained communal entrance including an elevator. A unique and stylish home perfect for professionals or small families. Early viewing is highly recommended.

First Storey

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 36.4 sq m, FLOOR 2: 25.5 sq m
EXCLUDED AREA: 1.0 sq m (BEDROOM 8.7 sq m)
TOTAL: 59.9 sq m
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

Breakfast Kitchen and Lounge



Master Bedroom & En Suite



Bedroom



Bedroom



Family Bathroom

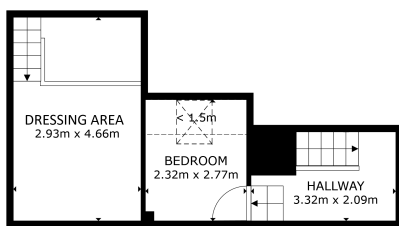


Dressing Area



Second Storey

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 2: 54.5 m² FLOOR 2: 21.5 m²
ENCLOSURE AREA: REAR GARAGE 6.7 m²
TOTAL: 79.4 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

External

Front Aspect



Property Information

Council Tax Band - A

Utilities - Mains Electric, Mains Water

Water Meter - Yes

Tenure - Leasehold

Solar Panels - No

Space Heating System - Electric storage heaters

Approximate Heating System Installation Date -

Water Heating System - Electric immersion heated tank

Approximate Water Heating Installation Date -

Boiler Location - Landing upstairs

Approximate Electrical System Installation Date -


Permanent Loft Ladder - N/A

Loft Insulation - N/A

Loft Boarded out – N/A

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

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.