



Auckland Grange Auckland Road, Doncaster

welcome to

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This well presented two bedroom apartment offers spacious living accommodation throughout, benefiting from a allocated parking space, an open plan kitchen area and is conveniently located close to a range of local amenities and excellent transport links.



Entrance

Access via a secure intercom entry system.

Entrance Hall

With a central heating radiator, two storage cupboards and access to the loft via the hatch.

Lounge

16' 3" x 10' 5" Max (4.95m x 3.17m Max)

With a central heating radiator, a rear facing double glazed window and access to the Juliet balcony.

Kitchen

16' x 6' 3" Max (4.88m x 1.91m Max)

With a rear facing double glazed window, a range of wall and base units with worksurfaces housing the sink and drainer, there is a combi boiler and a central heating radiator. The kitchen benefits from integrated appliances including a electric oven and grill, a four ring electric hob, a fridge freezer and plumbing for a washing machine.

Bedroom One

12' 11" x 9' 5" Max (3.94m x 2.87m Max)

With a central heating radiator and a side facing double glazed window.

Bedroom Two

11' 5" x 7' 3" (3.48m x 2.21m)

With fitted wardrobes, a central heating radiator and a side facing double glazed window.

Bathroom

Fitted with a bath with electric shower over, a wash hand basin, a WC, a central heating radiator and a extractor fan.

Outside

Outside the property conveniently benefits for a allocated parking space.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Auckland Grange Auckland Road, Doncaster

- TWO BEDROOM APARTMENT
- ALLOCATED PARKING SPACE
- IDEAL FOR A FIRST TIME BUYER OR INVESTOR
- REAR BALCONY
- SPACIOUS LIVING ACCOMMODATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1188.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£97,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125649 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk