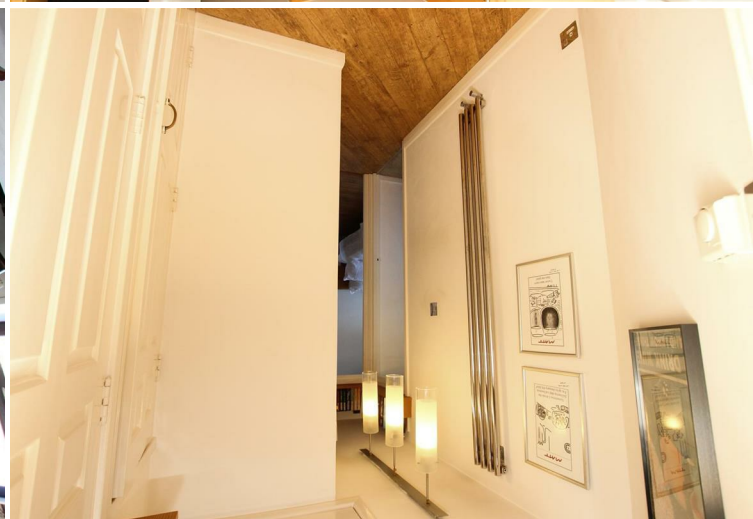
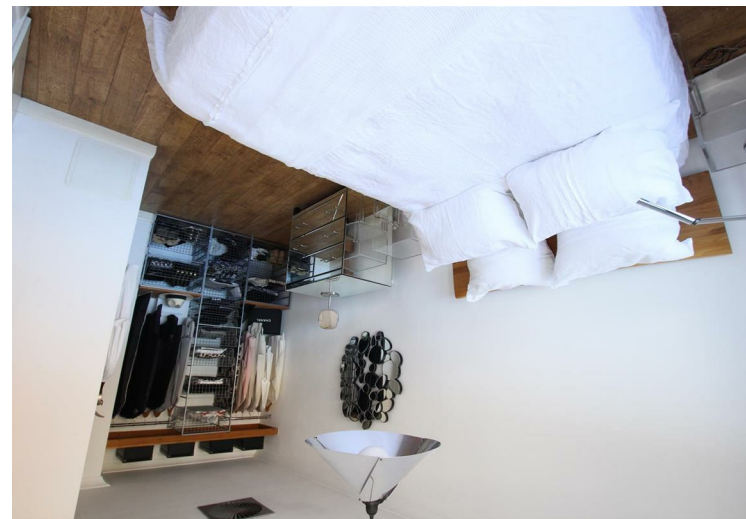
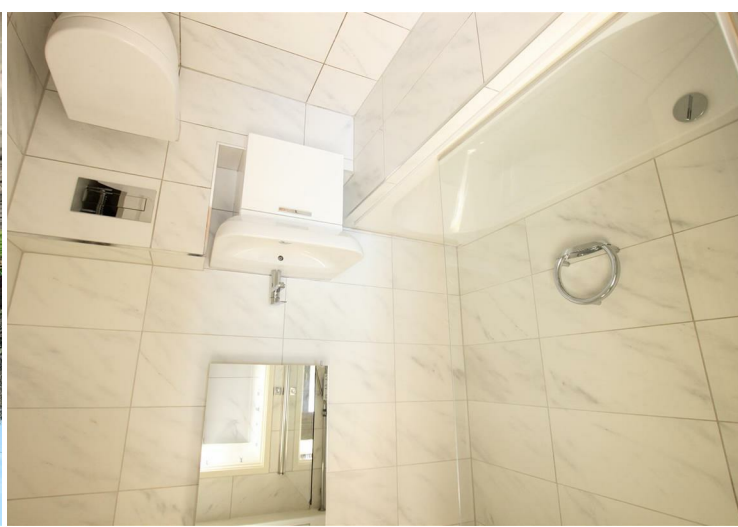




horton knights of doncaster

sales  
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Axholme Court, Thorne Road, Doncaster DN2 4BE  
Guide Price £80,000 - £90,000



IMMACULATE 2 BEDROOM FIRST FLOOR APARTMENT / BEAUTIFUL COURT YARD SETTING / SPACIOUS LOUNGE / MODERN FITTED KITCHEN / CONTEMPORARY 'VILLEROY & BOCH' BATHROOM WITH SHOWER / GARAGE / VIEWING RECOMMENDED //

Located in this beautiful court yard setting, close to the City Centre, a good sized 2 bedroom first floor apartment. The property has a gas radiator central heating, air conditioning, PVC double glazing and briefly comprises; Private entrance door, entrance lobby with stairs to the first floor, landing into a hallway, a spacious lounge, beautiful fitted kitchen with granite work surfaces and integrated appliances, two good sized bedrooms and a contemporary high quality, 'Villeroy and Boch' white bathroom with shower. Outside there are communal gardens, parking and a brick garage. Viewing highly recommended. Close to the city centre and all its amenities. FIRST TO VIEW WILL BUY.

ACCOMMODATION

A canopy gives shelter to a timber casement door which leads into a private entrance hall.

ENTRANCE HALL

The entrance hall has a staircase leading to the first floor accommodation, feature shelving, power point and a ceiling light.

FIRST FLOOR HALL

From the first floor landing a door gives access into a hall where there is a tall radiator, feature pendant light, an access point into the loft space with a retractable ladder, deep built-in cupboard which houses the hot water cylinder with linen storage, modern laminate flooring and a door into the lounge.

LOUNGE

14'6" max x 12'8" max (4.42m max x 3.86m max)

This is an attractive room which has a feature pvc double glazed window to the front and a further matching double glazed window to the side. There is a contemporary style tall radiator, tiled flooring, feature pendant light, coving to the ceiling and a door which continues into the kitchen.

FITTED KITCHEN

10'0" x 8'3" (3.05m x 2.51m)

This is all beautifully finished with a range of high end quality kitchen cabinets finished with a polished granite work surface which has an under mounted sink and a contemporary style mixer tap. There is a 4 ring induction hob, extractor hood, integrated oven, microwave, in addition there is also an integrated fridge freezer and dishwasher, tall larder style unit, a recess suitable and with plumbing for a washing machine, tiled flooring, matching stainless

steel electrical outlets. A pvc double glazed window and a ceiling light.

BEDROOM 1

15'10" max x 8'6" max (4.83m max x 2.59m max)

This is a beautiful double bedroom, it has a pvc double glazed window with an outlook into the courtyard. There is laminate flooring, central heating radiator, ceiling light, open wardrobe with hanging rail and shelving.

BEDROOM 2

8'3" x 7'3" (2.51m x 2.21m)

This bedroom is presently displayed and used as a home office. It has a pvc double glazed window, again, with an outlook into the court yard, central heating radiator, in-built bookcase and shelving and a central ceiling light.

BATHROOM

7'0" x 5'7" (2.13m x 1.70m)

This is fitted with a 'Villeroy Boch' white suite that comprises of a shower style bath with a shower over including a glazed shower screen, wash hand basin set onto a vanity unit and a floating wc. There is modern tiling to the four walls, coordinating floor tiles, a waterproof style ceiling with a ceiling light, extractor and a contemporary style towel rail/radiator with matching bathroom fittings.

OUTSIDE

The property stands in an attractive courtyard, close to the City Centre with additional access to a brick garage. Within the perimeters there are communal gardens, shaped flower beds and borders, all creating a nice living environment.

AGENTS NOTES:

TENURE - LEASEHOLD

Service Charge £606.44 per annum

Ground Rent: £50.00

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating system. New boiler installed April 2026.

AIR CONDITIONING SYSTEM - Fitted 2003 - 2005.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 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.

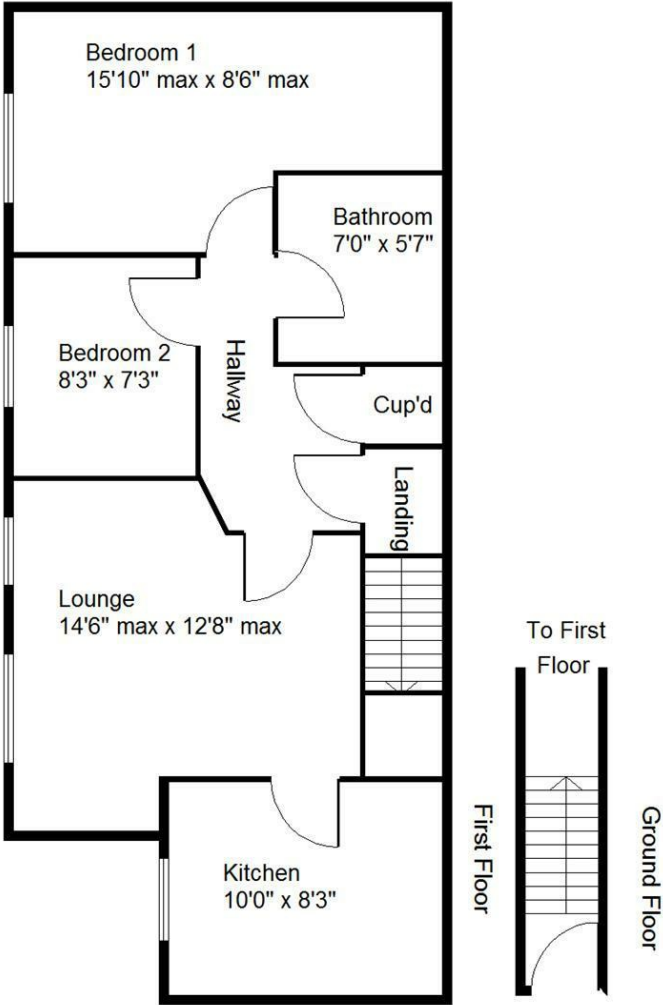
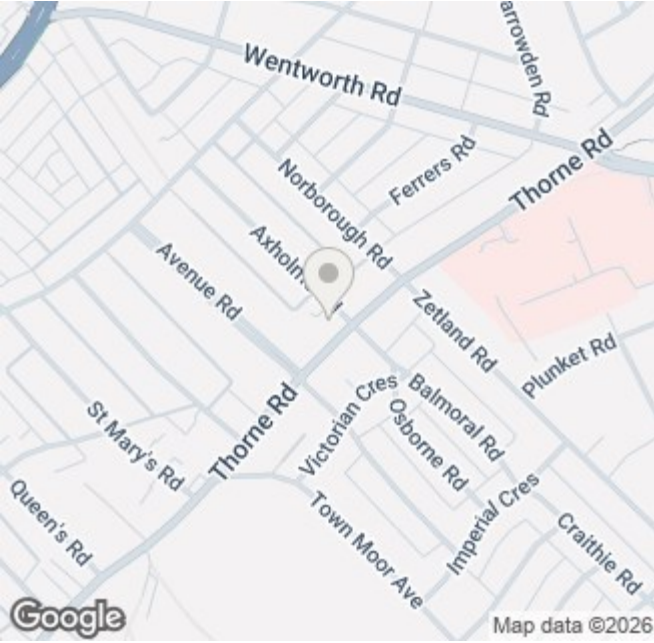
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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](http://www.hortonknights.co.uk)

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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                                   |                         |           |
| (69-80) C                                   | 72                      | 73        |
| (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 |           |