Park Rôw



Thorne Road, Austerfield, Doncaster, DN10 6RD

£79,950

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** 12 MONTH HOLIDAY HOME ** NO ONWARD CHAIN ** Situated in Bawtry, on a 12 month park, this Park Home briefly comprises: Lounge, Kitchen Diner, Walk in Wardrobe into the Main Bedroom with En-Suite, additional Bedroom and Shower Room. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.















PROPERTY OVERVIEW

MANY PARK HOMES AVAILABLE RANGING FROM £59,950 TO £200,000 - CALL FOR MORE INFORMATION
Nestled in the heart of the breathtaking South Yorkshire countryside, Bawtry Lodge Country Park offers a tranquil escape for nature lovers and adventure seekers alike. Open 365 days a year, our 12-month holiday park provides the perfect setting to relax and unwind amidst stunning natural surroundings.

Bawtry Lodge Country Park offers luxury living which is accessible and enjoyable. That's why we've created a community where residents and visitors can relax, pursue their passions, and create unforgettable memories with family and friends.

Open-Plan Living: Fitted kitchen with modern cabinets, tiled splashbacks, sink and drainer. Benefitting from a host of integrated appliances including fridge freezer, oven. grill, microwave, dishwasher and gas hob. Central island/breakfast bar, side facing double glazed window, velux style window and recessed lights. Kitchen open plan to the lounge/dining area with two sets of bifold doors, two modern central heating radiators. Pendant lighting to living area and electric feature fireplace.

Utility Room: Fitted with a range of wall and base units, complimentary worktop and stainless steel sink with drainer. Having an integrated washing machine and side facing double glazed window.

Master Bedroom: Double bedroom having side and rear facing double glazed windows and modern central heating radiator.

Bedroom Two: Double bedroom with fitted wardrobe, side facing double glazed window, recessed lights and an access door to the bathroom.

Bathroom: Family bathroom fitted with a white four piece suite, bath, wash hand basin, wc and corner shower cubicle. Fitted vanity units, shelving, side facing double glazed window with obscured glass and central heating radiator.

En-Suite: En suite having a shower cubicle, vanity wash hand basin and wc. Central heating radiator, rear facing double glazed window with obscured glass and fitted towel rail.

HEATING AND APPLIANCES.

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure:
Local Authority:
Tax Banding:

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity:
Heating:
Sewerage:
Water:

Broadband:
Mobile:

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER.

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

MEASUREMENTS.

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWINGS.

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOURS.

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT/CASTLEFORD - 01977 791133







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