



**3 Moat Hills Court,  
Bentley, Doncaster, DN5 0DS**

**Reduced to: OiRo £40,000**

A modern, purpose built two bed roomed ground floor flat, situated at the head of this pleasant cul-de-sac development.

Located within easy access of shops and local amenities.

The property consists of entrance lobby, lounge, kitchen, inner hallway, two bedrooms and a bathroom.

There is a front forecourt garden and communal parking to the rear.

70% Shared Ownership. Over 55s only. No chain.



## GROUND FLOOR

**Entrance Lobby** with uPVC entrance door with opaque glass.

**Lounge** 13' 0" x 11' 0" (3.97m x 3.36m) with timber surround feature fireplace, radiator and telephone point, cornice ceiling mouldings and central ceiling rose.

**Kitchen** 6' 3" x 7' 8" (1.91m x 2.34m) with base cupboard and drawer units with roll edge worktops, inset stainless steel sink unit, plumbing and recess for automatic washer, matching fitted wall units, gas cooker point and wall mounted gas central heating boiler.

**Inner Hallway** with built in storage cupboard and additional under stairs storage cupboard.

**Side Bedroom 1** 9' 1" x 10' 9" (2.77m x 3.28m) with radiator and cornice ceiling mouldings.

**Rear Bedroom 2** 9' 0" x 6' 7" (2.75m x 2.01m) with radiator and cornice ceiling mouldings.

**Bathroom** 6' 1" x 6' 3" (1.86m x 1.91m) with a three piece suite comprising of panel bath with electric shower over, pedestal wash basin, low level wc, radiator, part tiled walls.

## OUTSIDE

## Gardens

There is a front forecourt garden laid to block pavings, standing behind a low established hedge. Communal parking is available to the rear.

**OFFER PROCEDURE:** To avoid incurring unnecessary costs, before you contact a lender or solicitor you should make your offer to Johnsons estate agents without delay.

**IMPORTANT NOTE:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you as a purchaser please contact the office and we will be pleased to check the information for you. Nothing in these particulars may be taken as offering any warranty to the suitability, adequacy or serviceability of any central heating installation, fixture or fitting, plumbing or wiring installation, remedial work or treatment work. Please bear in mind that measurements have been taken using an electronic measurement and should not be relied upon as they are for guidance only. Compliance with building regulations cannot be guaranteed.

**FREE VALUATIONS:** We will be pleased to provide you with a free market appraisal on your own property if you are thinking of selling.

**FIXTURES & FITTINGS:** Only those fixtures and fittings specifically mentioned in print within these particulars are included in the sale. Any fittings, furniture or chattels which happen to be included in any photographs are not included in the sale unless specifically referred to in print.

**MORTGAGE:** With so many lenders and mortgages to choose from we recommend you take impartial advice. Our staff can easily put you in touch with a trusted and friendly expert who can offer you advice without any obligation.

**VIEWING:** By arrangement with Johnsons estate agents.

**COUNCIL TAX BAND:** For details of the Council Tax Banding please search for "council tax bands" in your internet browser.

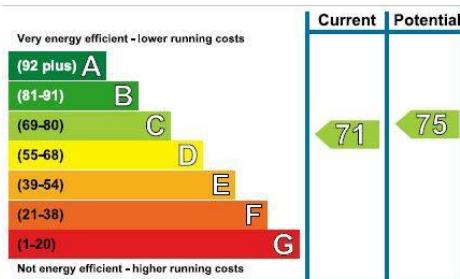
**SELLING YOUR HOME?** For details of our selling service and competitive selling fees please see our website. Search for "Johnsons Estate Agents Doncaster" in your internet browser.

**REFERRAL FEES:** Conveyancing: Johnsons estate agents may offer to refer you to one of several local solicitors for a conveyancing fee quotation, but, unlike many other estate agents, we do not receive a referral fee from them in return. You remain free to engage a solicitor of your own choice. Financial/mortgage advice: We may offer to refer you to Nick Hewison of Callinan Financial, with whom we have been associated for over twenty years and who will pay us one hundred pounds if you conclude business through him. You remain free to take advice elsewhere if you prefer.

**DIRECTIONS:** Travelling into Bentley from Doncaster along Bentley Road, continue into High Street, turn left into Chappell Street, turn right into Cooke Street, the property will be found on the left hand side, at the junction with Moat Hills Court.

## ENERGY PERFORMANCE

Energy Efficiency Rating: C 71 (75)



A full copy of the EPC is available upon request.

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