



66, 68, 70, 72



68 Elmhirst Road  
Thorne DN8 5HH

£75,000  
LEASEHOLD

**VIEWING ESSENTIAL** - Great value for money. TWO bedroom first floor flat located close to facilities. Lounge and fitted kitchen. UPVC double glazed. Lift and staircase access. Communal courtyard. **NO UPWARD CHAIN.**



Rear entrance from communal courtyard





- TWO BEDROOM FIRST FLOOR FLAT • Lift and staircase access • Lounge, Fitted kitchen • UPVC double glazed

## COMMUNAL ENTRANCE HALL

With intercom entry. Staircase and lift access to the first floor. Rear access door leading to the communal courtyard/drying area.

## FIRST FLOOR COMMUNAL LANDING

With a useful private store room measuring 1.59m x 0.77m with electric and space for a dryer. This is located to the right side of the private main entrance door to the flat.

## ENTRANCE HALL

UPVC double glazed composite entrance door. Doors off to all rooms. Useful built-in storage cupboard. Laminate floor.

## LOUNGE

14'7" x 10'10" maximum

Front facing UPVC double glazed window. Feature timber fireplace with tiled hearth and inset to an electric log burner effect fire. Door into the kitchen and bedroom two.

## KITCHEN

10'7" x 6'2"

Rear facing UPVC double glazed window. Fitted with a range of pine wall and base units with granite effect worksurfaces incorporating a stainless steel sink and drainer. Space for freestanding fridge freezer. Free standing gas cooker. Useful

built-in pantry and additional built-in cupboard. Laminate floor.

## BEDROOM ONE

11'5" x 11'4"

Rear facing UPVC double glazed window. Two large wardrobes with sliding doors.

## BEDROOM TWO

9'1" x 8'1"

Rear facing UPVC double glazed window.

## BATHROOM

Front facing UPVC double glazed window. Fitted with a three piece suite comprising of a panelled bath, pedestal wash hand basin and w.c. Tiling to the walls.

## OUTSIDE

Both front and rear entrance doors are accessed with a security key fob with an intercom and buzzer connected to the flat. The rear entrance door leads out onto a communal block paved courtyard/drying area.

## HEATING

Please note there is gas connected to the flat but there is no central heating boiler. The current owner uses an electric



- Communal courtyard/drying area
- Perfect First Time buy / Investment
- Close to shops and facilities

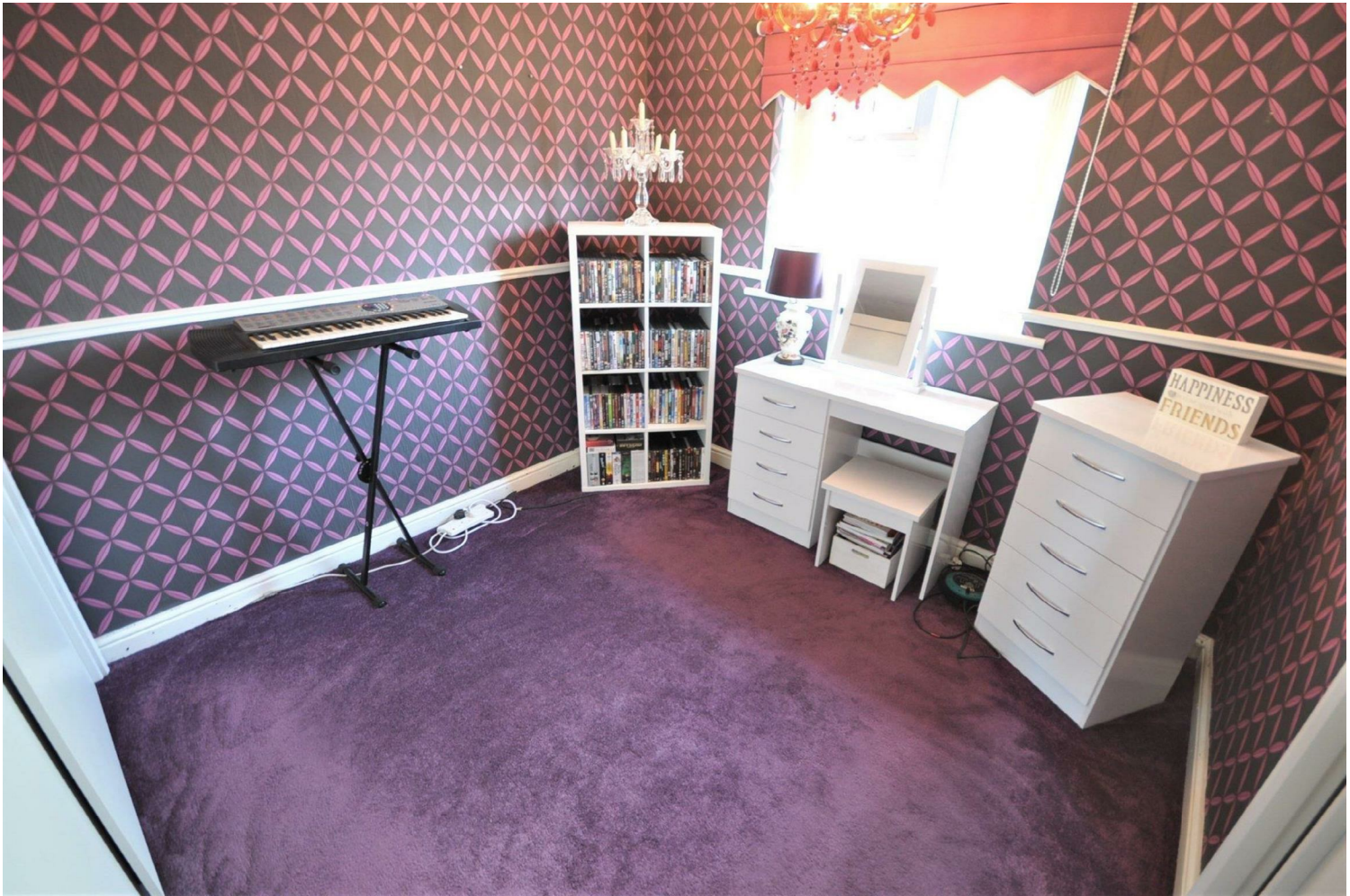
immersion heater for hot water and plug in electric heaters. A full gas central heating system could easily be installed if required.

## LEASEHOLD

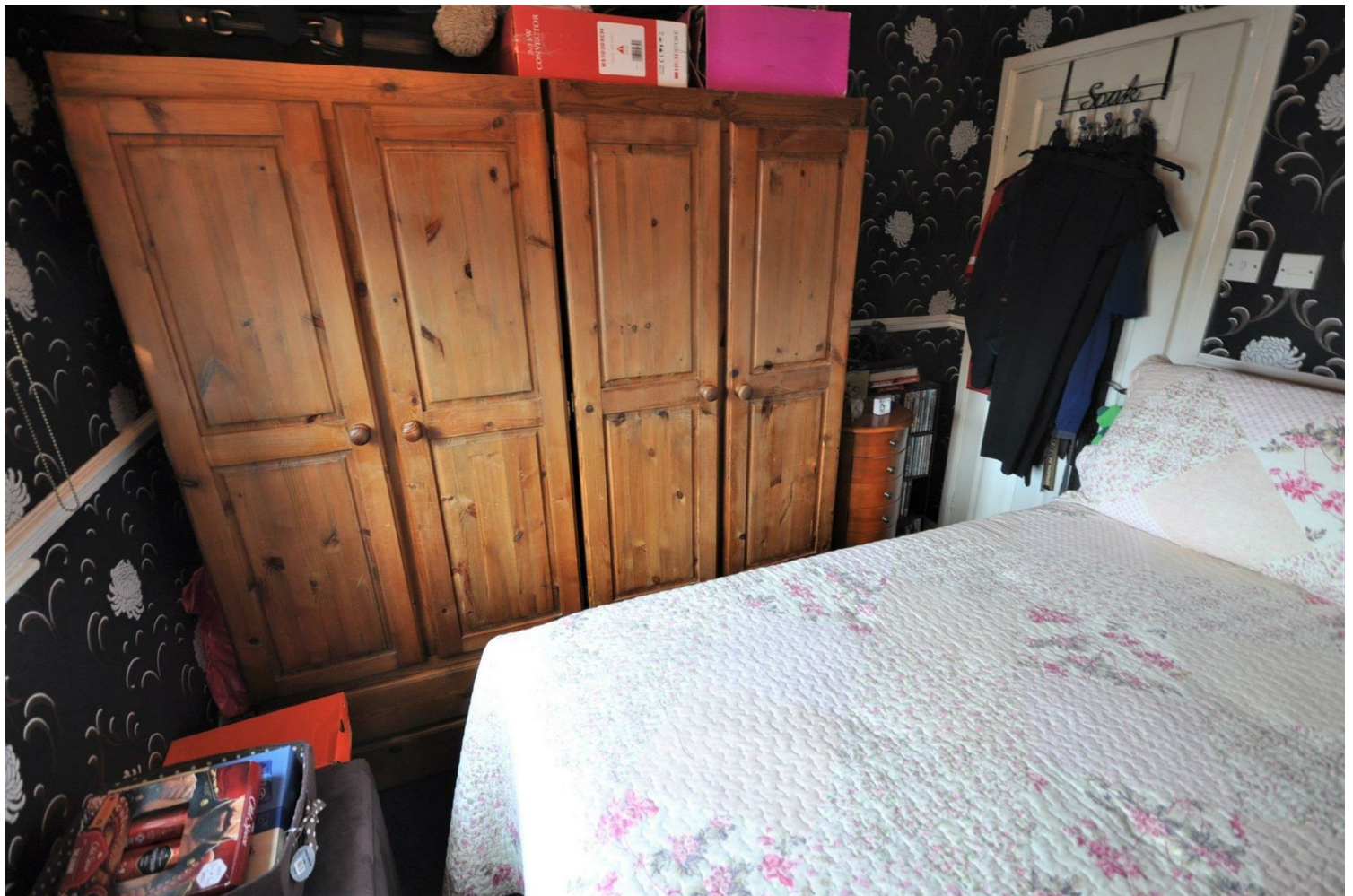
We understand there is a 100 year lease starting from 2010 and have been advised the latest yearly ground rent is £13.90 and the latest yearly service charge is £319 which also includes maintenance to the lift and insurance to the roof.









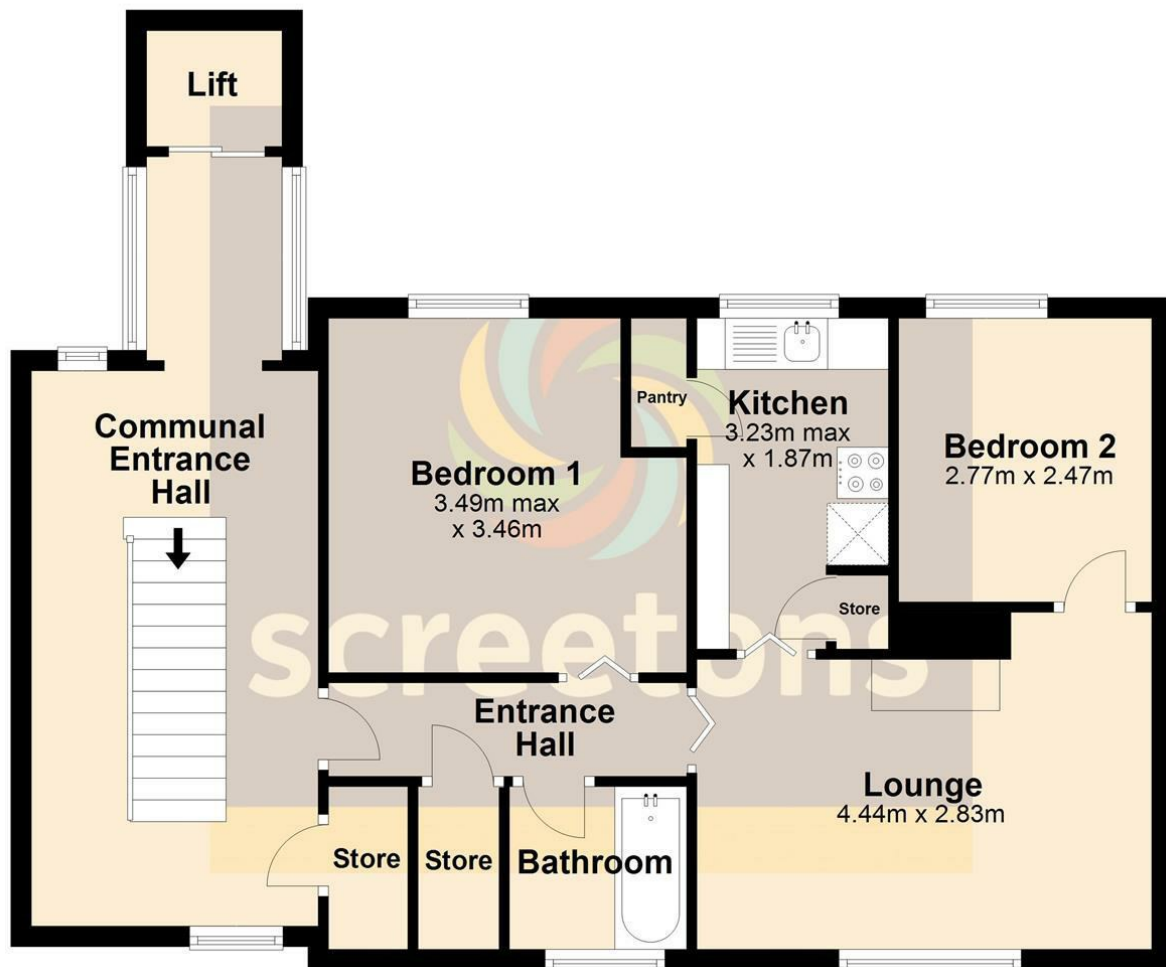


## Additional Information

Local Authority - Doncaster  
Council Tax - Band A  
Viewings - By Appointment Only

Tenure - Leasehold

## First Floor Flat



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	44	73
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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