

Town & Country  
Property Agents

GRICE &  
HUNTER

Chartered Surveyors  
Est 1924



30 Massey Close,  
EPWORTH, Nr Doncaster,  
DN9 1TN

- Semi detached 2 bedroomed in small cul-de-sac • Gas c/h
- Sealed unit d/glzg • Generous car parking • Enclosed back garden • Good buy to let investment opportunity •



RICS

£135,000



RICS

Website: [www.gricehunter.co.uk](http://www.gricehunter.co.uk)

## Accommodation (room sizes approx)

### Ground Floor

#### Covered front ENTRANCE

#### RECEPTION HALL

with radiator, telephone point and under-stairs storage.

#### LOUNGE

4.10m x 3.70m (13' 5" x 12' 2") with double aspect views including French doors opening to the enclosed back garden. Radiator, tv point, coving and fireplace feature.

#### Breakfast KITCHEN

3.80m x 2.20m (12' 6" x 7' 3") with front bay window, side external door, base and eye level units, oven, hob, counter top, breakfast bar, slide under provision for fridge and washer, pelmet and under cabinet lighting, radiator, etc.

#### Spindled staircase to First Floor

#### LANDING

with access to the roof space.

#### DOUBLE BEDROOM 1

4.00m x 3.60m (13' 1" x 11' 10") with front outlook, radiator, coving and tv point.

#### DOUBLE BEDROOM 2

2.90m x 2.20m (9' 6" x 7' 3") with rear outlook, coving and radiator.

#### BATHROOM

with tiled floor and décor, radiator, fan, toilet, wash basin and bath with shower over.

#### OUTSIDE

The property is situated within a brick paved courtyard cul-de-sac. Side parking court for 2 cars, outside water tap and enclosed rear

lawned garden.

#### SERVICES (not tested)

Mains water, electricity, drainage and gas  
Gas central heating to radiators

#### LOCAL AUTHORITY

North Lincolnshire Council

#### COUNCIL TAX

Band 'A' (on-line enquiry)

#### TENURE

Freehold assumed

#### VIEWING

Strictly by prior appointment through the agent

15 Low Street, Haxey,  
Near Doncaster DN9 2LA  
Tel: (01427) 752292  
Fax: (01427) 754631  
haxey@gricehunter.co.uk

7 Priory Place,  
Doncaster DN1 1BL  
Tel: (01302) 360141  
Fax: (01302) 342942  
doncaster@gricehunter.co.uk

20 Oswald Road,  
Scunthorpe DN15 7QJ  
Tel: (01724) 866261  
Fax: (01724) 853664  
scunthorpe@gricehunter.co.uk

23 High Street, Epworth,  
Near Doncaster DN9 1EP  
Tel: (01427) 873684  
Fax: (01427) 873011  
epworth@gricehunter.co.uk

The Property Misdescriptions Act 1991

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2. All measurements, areas and distances are approximate only.
3. Extracts from the Ordnance Survey are only to identify the site mentioned in the Sales Particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the property's boundaries.
4. Details regarding rating and Town and Country Planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority independently.

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