

Hillbrook Crescent, Ingleby

Doncaster

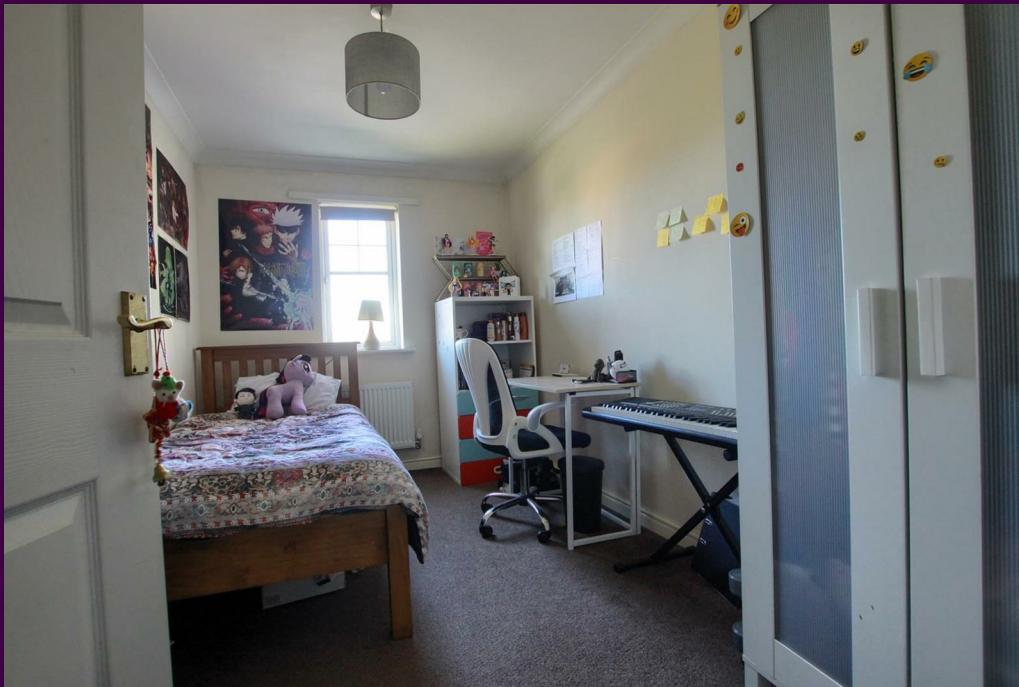


Asking Price £86,500

IH INGLEBY HOMES



IH INGLEBY HOMES



This attractive, two bedroom apartment sits on the first floor of this modern, purpose built block, situated within 'the heart' of Ingleby Barwick, with fantastic local amenities, which include shopping, cafes/restaurants, bars and bistros.

The development benefits from a rear car park, bring allocated owner bays, and additional visitor bays, with secure intercom access.

Internally, the accommodation is well-presented and cared for, comprising an entrance hall, spacious open-plan lounge/diner, which in turn is open to the kitchen area, two good bedrooms, and the family bathroom.

Currently tenanted and achieving £625pcm - but can be sold vacant, or tenanted to suit a buyer.

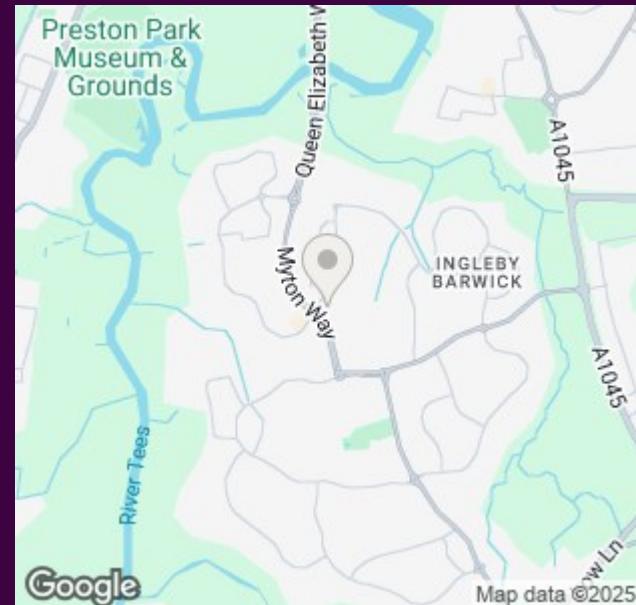


The Layout



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	80	81	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

The Location



Council Tax Band: B
Tenure: Leasehold



- A modern, two bedroom apartment
- Situated within 'The Heart' of Ingleby Barwick
- Fantastic local amenities and schooling
- First floor position, with feature 'Juliet' balcony
- Spacious, open-plan lounge/diner/kitchen
- Secure intercom access, allocated parking and visitor bays