

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers Est 1924



**PARK FARM BUNGALOW, BROAD LANE,
SYKEHOUSE DN 14 9AS**

**IMPORTANT NOTE – The property is subject to an Agricultural
Occupancy Condition. Enquiries will be pre-qualified, prior to
arranging any viewing in order that the condition can be met and
proof of cash funds will be required**



Price Guide: £195,000

- An individual 2 Bedroomed Detached Bungalow extending to approximately 97 square metres (1,044 square feet) of gross external floor area and with oil fired central heating.
- Pleasant rural location.

such person residing with him (but including a widow or widower of such a person).

ENERGY PERFORMANCE

Band E.

ACCOMMODATION

All measurements are approx. only

Ground floor only

ENTRANCE HALL with 1 radiator and Boiler Room.

CLOAKROOM with w.c., and wash basin.

LOUNGE (about 4.9m x 3.73m) with 1 radiator and open fireplace.

DINING KITCHEN (about 4.8m x 3.4m) with base cupboard and drawer units, work surfaces, 1 ½ bowl sink unit, built-in oven and ceramic hob, 1 radiator and laminate flooring.

BEDROOM 1 (about 3.75m x 3.7m) with 1 radiator.

BEDROOM 2 (about 3.75m x 3.7m) with 1 radiator.

BATHROOM (about 3.35m x 1.9m) with bath, shower, wash basin and toilet. 1 radiator.

EXTERNAL

The majority of the garden is to the west of the actual bungalow and is approx. 14 metres in width.

The rear garden extends to a depth of approx. 5.3 metres. There is off road car parking.

SERVICES

Mains water and electricity. Oil fired central heating. Drainage is to a private system.

COUNCIL TAX

Band C.

VIEWING

Strictly by appointment through Grice and Hunter – Doncaster office. 01302 360141.

Viewings will not be permitted unless we are satisfied that the occupancy condition can be complied with and proof of cash funds is provided.

AGRICULTURAL OCCUPANCY RESTRICTION

Under application number D/76/1838 the following condition applies:

The occupation of the dwelling shall be limited to a person wholly or mainly employed or last employed in the locality in agriculture as defined in Section 290(1) of the Town and country Planning Act 1971 or in forestry or a dependent of



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**Isle of Axholme
Marketing Coordinator
07483100988**

Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.