



HUNTERS[®]
HERE TO GET *you* THERE

White Park Place, Retford, DN22 7ZB | £31,250
Call us today on 01777 711122



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		97
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		100
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HUNTERS

****CAN STAIRCASE TO 100% OWNERSHIP ****This modern 2 bedroom home is an ideal opportunity for a first time buyer being part of the shared ownership scheme. A 25% share of the property is currently available. The property itself boasts modern kitchen, lounge/diner, WC, 2 first floor bedrooms and main bathroom. Externally the property benefits from 2 off road parking spaces and a low maintenance rear garden.

LOCATION

White Park Place is part of a recent development in Ordsall. The property is situated towards the towns western boundary which means it is ideally placed for accessing the areas excellent transport links. The A1M lies just to the west from which the wider motorway network is available. The town centre, where a full range of residential amenities may be found, is a short car journey away. The golf course and leisure centre are nearby.

DIRECTIONS

Leaving Retford town centre market square via Bridgegate take the first left at the roundabout onto Hospital Road, signposted Worksop. Proceed over the railway bridge, straight over the first mini roundabout and at the second mini roundabout turn left onto Ordsall Road. Continue over the bridge and turn right onto Newlands and then right onto White Park place. Follow the road round turning right at the cul-de-sac and the property will be found on your right hand side.

ACCOMMODATION

Composite Entrance door into:

HALLWAY

Radiator, stairs to first floor. Doors to:

KITCHEN

2.98m (9' 9") x 1.88m (6' 2")

uPVC double glazed window to the front elevation, radiator, fitted kitchen comprising base drawer and wall units, inset stainless steel sink and drainer with mixer tap, integrated oven, hob and extractor over, provision for automatic washing machine.

W.C.

1.71m (5' 7") x 0.88m (2' 11")

uPVC double glazed window to the front elevation, radiator, w.c., hand basin with tiled splash backs.

LOUNGE

4.45m (14' 7") x 3.95m (13' 0")

uPVC double glazed French doors to the rear elevation, radiator, built in storage cupboard.

FIRST FLOOR LANDING

Doors to:

BEDROOM 1

3.95m (13' 0") x 2.75m (9' 0")

uPVC double glazed window to the rear elevation, radiator, built in wardrobes and loft access.

BEDROOM 2

3.98m (13' 1") x 2.54m (8' 4")

uPVC double glazed window to the front elevation, radiator.

BATHROOM

2.06m (6' 9") x 1.89m (6' 2")

Radiator, w.c., pedestal wash hand basin with tiled splashbacks and bath with tiled splashbacks.

EXTERNALLY

There are two allocated parking spaces to the front. To the rear is an enclosed garden with patio area and artificial lawn area.



FOR IDENTIFICATION PURPOSES ONLY

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Hunters 10 Moorgate, Retford, Nottinghamshire, DN22 6RH | 01777 711122 | retford@hunters.com | www.hunters.com

VAT Reg. No 127 2424 35 | Registered No: 06848515 | Registered Office: Linden Cottage, Kings Gardens, Grantham, Lincolnshire, NG31 8TY | A Hunters Franchise owned and operated under licence by DREWERY & WHEELDON ESTATE AGENTS LTD

