

horton knights of doncaster

2

2 Allerton Street, Doncaster, South Yorkshire, DN1 1LU



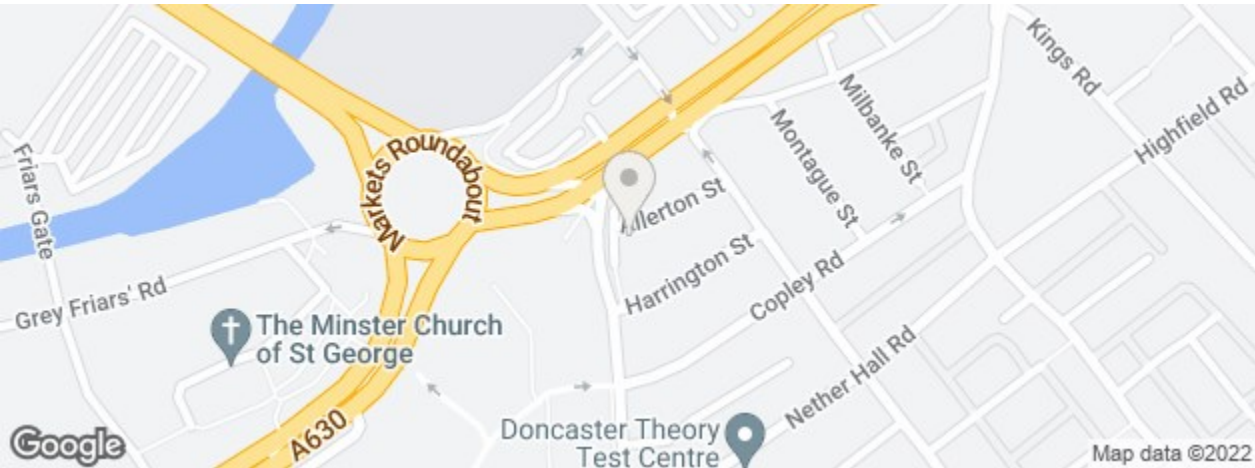
*** GUIDE PRICE £90,000 - £100,000 ***

Situated in this convenient and well placed town centre position, this end terraced house occupies a corner plot and offers fantastic access to all of towns many and varied amenities.

The property will be of interest to cash investors due to it being an unfinished project. The property has double glazing and electric's finished to first fix and the accommodation comprises; Entrance vestibule, ground floor room with space allocated for an en suite shower room, rear reception room allocated as a potential kitchen space, rear lobby, unfinished bathroom, first floor landing, and two further rooms both with space allocated for en suite facilities. Outside because of its corner plot position, the property has a good sized rear courtyard and could potentially offer off street parking subject to the necessary permissions. Viewing is by prior telephone appointment only with the agent. To appreciate all what the property has to offer, please take a look at the detailed floorplan.

Guide Price £90,000 - £100,000

www.hortonknights.co.uk



ACCOMMODATION

A pvc double glazed entrance door leads into the property's entrance vestibule.

ENTRANCE VESTIBULE

There are stairs rising to the first floor and doors leading off to the ground floor accommodation.

ROOM 1

3.23m max x 2.67m (10'7" max x 8'9")

Has two pvc double glazed windows, one to the front elevation and one to the side. There is room allocated for an en suite.

A second door from the entrance vestibule leads into the rear reception room.

REAR RECEPTION ROOM

4.09m max x 3.68m (13'5" max x 12'1")

Having pvc double glazed windows to the side and rear elevations, a door giving access to stairs down to the cellar and a further door giving access into the lobby.

LOBBY

There is a door giving access into the rear courtyard garden and a further door into the unfinished ground floor bathroom.

UNFINISHED GROUND FLOOR BATHROOM

Having a pvc double glazed window to the rear elevation.

As previous mentioned, stairs rise from the entrance vestibule to the first floor landing.

FIRST FLOOR LANDING

Having doors leading off to the remaining accommodation.

ROOM 2

3.56m max x 2.95m (11'8" max x 9'8")

Having two pvc double glazed windows to the front and side elevations with space allocated for en suite facilities.

ROOM 3

3.71m max x 3.48m (12'2" max x 11'5")

There are two pvc double glazed windows to the side and rear elevations, again with space allocated for en suite facilities.

REAR COURTYARD

To the rear of the property, there is a good sized enclosed courtyard style garden with brick walling to the perimeters.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with PVC double glazing, where stated.

COUNCIL TAX- This property is Band A

VIEWING - By prior telephone appointment with horton knights estate agents.

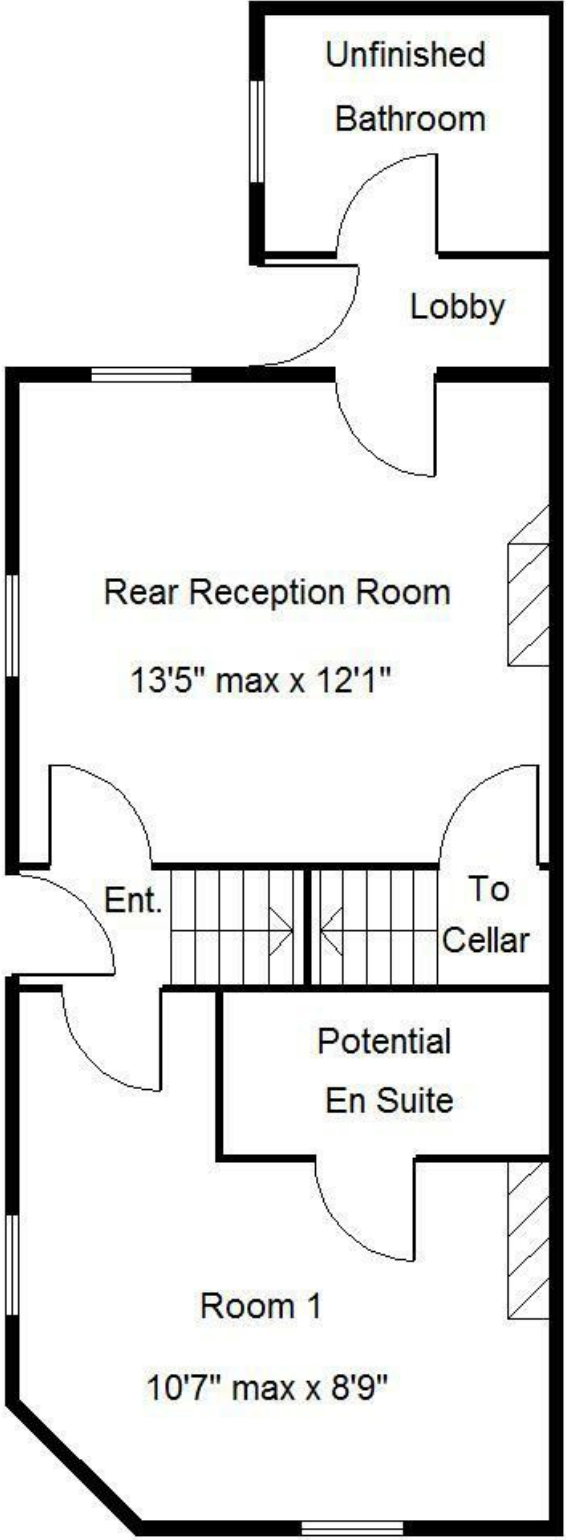
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

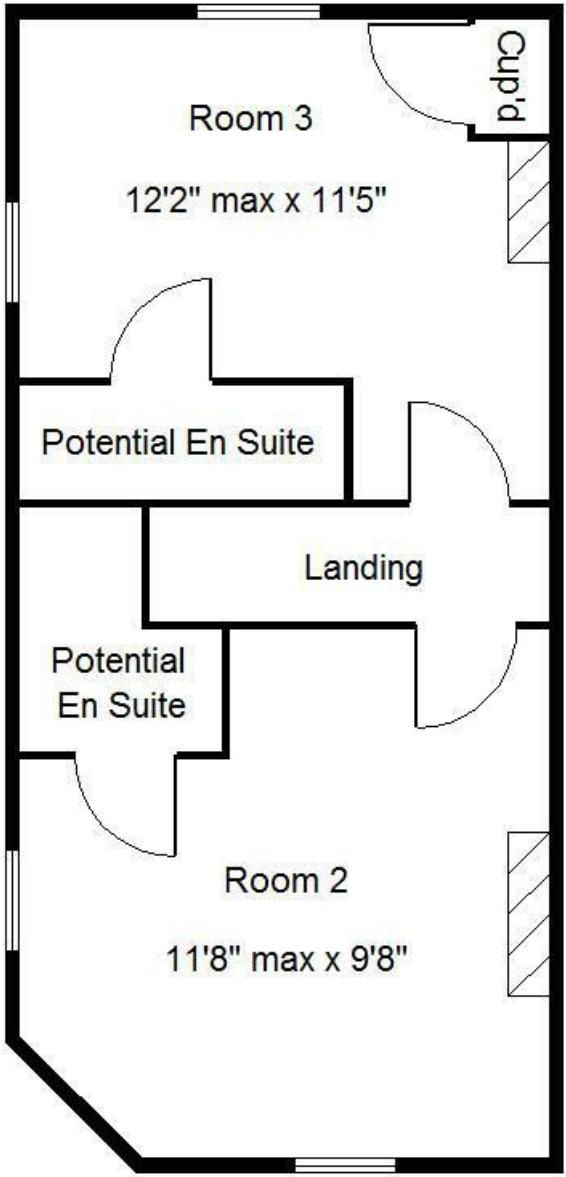
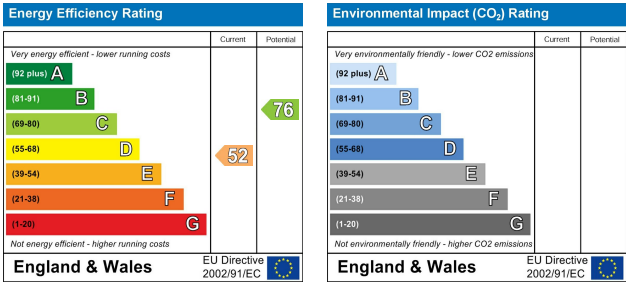
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Ground Floor



First Floor