

horton knights of doncaster

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28 Gladstone Road, Hexthorpe, Doncaster, South Yorkshire, DN4 0ER



*** GUIDE PRICE £70,000 - £75,000 ***

ATTENTION INVESTORS & SPECULATORS.....a 2 double bedroom terraced house with a first floor bathroom.

The property has a gas radiator central heating system, PVC double glazing and comprises; Entrance into a front facing lounge, living/ dining room, kitchen, landing, 2 double bedrooms and a first floor bathroom (off bedroom 2). Outside are front and rear gardens. Well placed with access to local amenities including local shops, schools etc and access to Doncaster centre.

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ACCOMMODATION

A pvc double glazed entrance door with fanlight over leads into the property's lounge.

LOUNGE

3.61m x 3.45m (11'10" x 11'4")

This has a pvc double glazed window to the front, a glazed and gas fire inset and a central ceiling light.

INNER LOBBY

This gives access and staircase to the first floor, this leads into the dining room.

DINING ROOM

3.73m x 3.56m (12'3" x 11'8")

With a pvc double glazed window to the rear, a central heating radiator, a central ceiling light, boarded up fireplace and stairs down to the cellar. A door from here leads into the kitchen.

KITCHEN

2.74m x 1.93m (9'0" x 6'4")

Fitted with a range of base and wall units finished with a work surface over. There is a single drainer stainless steel sink unit, plumbing for an automatic washing machine, recess suitable for a gas cooker and a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems. There is a pvc double glazed window, tiled flooring and a pvc double glazed window.

FIRST FLOOR LANDING

There is a smoke alarm and doors to;

BEDROOM 1

3.61m x 3.45m (11'10" x 11'4")

A front facing double bedroom, it has a pvc double glazed window to the front, a central heating radiator and a central ceiling light.

BEDROOM 2

3.71m x 3.58m (12'2" x 11'9")

A second double bedroom, it has a pvc double glazed window to the rear, a central ceiling light, a central heating radiator and a door to bathroom.

HOUSE BATHROOM

(Note the access is from bedroom 2) Fitted with a white suite that comprises of a panelled bath, wash basin and a low flush wc. There is a pvc double glazed window, a ceiling light and a central heating radiator.

OUTSIDE

To the rear of the property there is an enclosed garden, a good size with access on to a rear lane.

AGENTS NOTES:

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

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

HEATING - The property has a gas radiator central heating system fitted.

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.

