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Queens Road, Doncaster, South Yorkshire, DN1 2NQ
Offers Over £145,000

CHAIN FREE AND COMPETITIVELY PRICEDA good sized 3 bedroom, 3 storey period style terraced house close to the city centre.

Smartly presented throughout, the property offers surprisingly spacious accommodation over 3 floors it has a gas radiator central heating system via a combination type boiler, pvc double glazing and briefly comprises; Long entrance hall with stairs to the first floor, two good sized separate reception rooms, oak style fitted kitchen with integrated appliances, first floor landing, two double bedrooms, plus a bathroom. Whilst on the second floor, there is a large attic style bedroom with a dormer window. Outside to the front there is a forecourt style garden with ornamental trees inset, whilst to the rear there is an enclosed SW facing courtyard garden enjoying the afternoon and evening sun. Walking distance of the city centre and all its amenities including the station, local shops etc.

ACCOMMODATION

A pvc double glazed entrance door with fanlight over leads into a long entrance hall.

ENTRANCE HALL

This has a central heating radiator, ornate cornicing, coat rail, a ceiling light and a door to the lounge.

LOUNGE

15'6" into bay x 12'6" (4.72m into bay x 3.81m)

A large front facing reception room with a deep pvc double glazed bay window, feature fireplace with open fire, a central heating radiator, ornate cornicing and a ceiling light.

DINING ROOM

13'3" x 12'10" (4.04m x 3.91m)

Has a pvc double glazed window to the rear, a central heating radiator, a central ceiling light and cornicing to the ceiling.

KITCHEN

11'0" x 8'3" (3.35m x 2.51m)

Fitted with a range of oak cabinets with a roll edge work surface. There is a four ring gas hob, integrated oven, porcelain style one and a half bowl sink unit, a pvc double glazed window, a pvc double glazed door, tiled flooring and access down to the cellar accommodation.

FIRST FLOOR LANDING

This has a spindled banister rail, a central heating radiator, deep built in understairs cupboard and further staircase up to the second floor.

BEDROOM 1

16'2" x 13'0" (4.93m x 3.96m)

A large double bedroom, it has two pvc double glazed windows to the front, a central heating radiator, coving and a central ceiling light.

BEDROOM 2

13'6" x 10'6" (4.11m x 3.20m)

Has a pvc double glazed window to the rear, a central heating radiator, in built cupboard which houses a gas fired combination type boiler, coving and a ceiling light.

FIRST FLOOR BATHROOM

Has a modern white suite that comprises of a panelled shower style bath with shower over and glazed shower screen, wash basin and a low flush w/c. There is a contemporary style towel rail/radiator, vinyl flooring, coving and a ceiling light.

ATTIC BEDROOM

16'3" x 16'3" (4.95m x 4.95m)

This has a boarded floor, two central heating radiators, a dormer style pvc double glazed window to the rear and further high level velux window and a central ceiling light.

REAR GARDEN

All enclosed with brick walling and fencing to the perimeters, a paved patio which leads onto a cultivated area with gateway giving access into the rear part of the garden and a second gate giving access onto a wide rear lane. It should be noted neighbouring properties have built garages which could also be done here if so required.

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 via a combination type boiler.

COUNCIL TAX - This property is Band B.

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.

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

