

horton knights of doncaster

sales
lettings
and service



Ridgewood Avenue, Edenthorpe, Doncaster, DN3 2JN
Offers Over £200,000

This wonderful traditional double bay fronted 3 bedroom semi detached house, sits in one of Doncaster's most popular residential suburbs and must be viewed to be appreciated!

The accommodation on offer benefits from gas fired central heating, pvc double glazing and comprises; Entrance hall, breakfast kitchen, dining room with sliding doors into the lounge, first floor landing, two large double bedrooms, a good sized single bedroom, plus a bathroom with a white suite. Outside the property is equally well catered for with a pretty front garden, ample off street parking, attached brick built garage and a beautiful and well maintained rear garden. Located where the property is offers great access to a range of amenities including schools, shops, larger supermarkets, bus routes and the M18 motorway network.

ACCOMMODATION

A pvc double glazed door with double glazed side screen gives access into the property's entrance hall.

ENTRANCE HALL

With stairs rising to the first floor, coving to the ceiling, a central heating radiator and door leading to the breakfast kitchen.

BREAKFAST KITCHEN

21'3" x 9'6" into bay (6.48m x 2.90m into bay)
This is a lovely size, the kitchen area has a range of medium oak style wall mounted cupboards and base units with a rolled edge work surface incorporating a single bowl stainless steel sink which is set into the side bay window with tiled splashbacks. There is also a built in electric double oven with matching electric hob, plumbing for a washing machine with appliance recess, ceramic tiled floor, a central heating radiator, a built in understairs pantry style cupboard, a pvc double glazed door giving access into the rear garden and a double glazed window to the rear elevation.

DINING ROOM

11'10" x 10'10" (3.61m x 3.30m)
Situated towards the rear, the dining room is a nice size and has large double glazed patio doors enjoying the view over the rear garden, a central heating radiator and coving to the ceiling. Sliding doors lead from the dining room into the lounge.

LOUNGE

13'11" into bay x 11'9" (4.24m into bay x 3.58m)
Once again, the lounge is a lovely bright space with a large pvc double glazed bay window to the front, coving to the ceiling, a central heating radiator and a decorative fire surround incorporating a living flame gas fire.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

A nice spacious landing with a pvc double glazed window to the side, access to the loft space with retractable ladder, coving to the ceiling and doors leading off to the remaining accommodation.

BEDROOM 1

14'3" into bay x 9'9" (4.34m into bay x 2.97m)
A large double bedroom, having a pvc double glazed bay window to the front letting in lots of natural light, a central heating radiator, coving to the ceiling and a bank of fitted wardrobes providing ample hanging rail and shelving space with built in drawers creating a dressing area.

BEDROOM 2

11'10" x 10'9" (3.61m x 3.28m)
Again, another double bedroom with a pvc double glazed window to the rear, a central heating radiator and coving to the ceiling.

BEDROOM 3

7'6" x 6'5" (2.29m x 1.96m)
A good sized single room with a pvc double glazed window to the front and coving to the ceiling.

BATHROOM

The bathroom is fitted with a three piece white suite that comprises of a low flush w/c, pedestal wash hand basin and original style cast iron and enamel bath with wall mounted electric shower. There is a central heating radiator, full ceramic tiling to the walls, built in airing cupboard with shelving and a pvc double glazed window to the rear elevation.

OUTSIDE

The property stands on a lovely position in the cul-de-sac, to the front it has a large block paved driveway providing ample off street parking for several vehicles, a shaped lawn, brick built wall to the front boundary and double cast iron gates. The block paving gives access to a gate leading on into the rear garden.

ATTACHED GARAGE

Built with a pitched roof and has a metal up and over door to the front, a pvc double glazed window to the side elevation, a personnel door giving access into the rear garden and power and light laid on.

REAR GARDEN

The rear garden is beautifully appointed and maintained, it has a paved patio which steps down to a shaped lawn with decorative flower borders and raised beds at the far end, plus a further patio area suitable for a table and chairs particularly in the summer months. There are concrete posts and timber fencing to the boundary, external light, external water tap, plus a timber gate giving access to the lane at the rear.

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.

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

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,

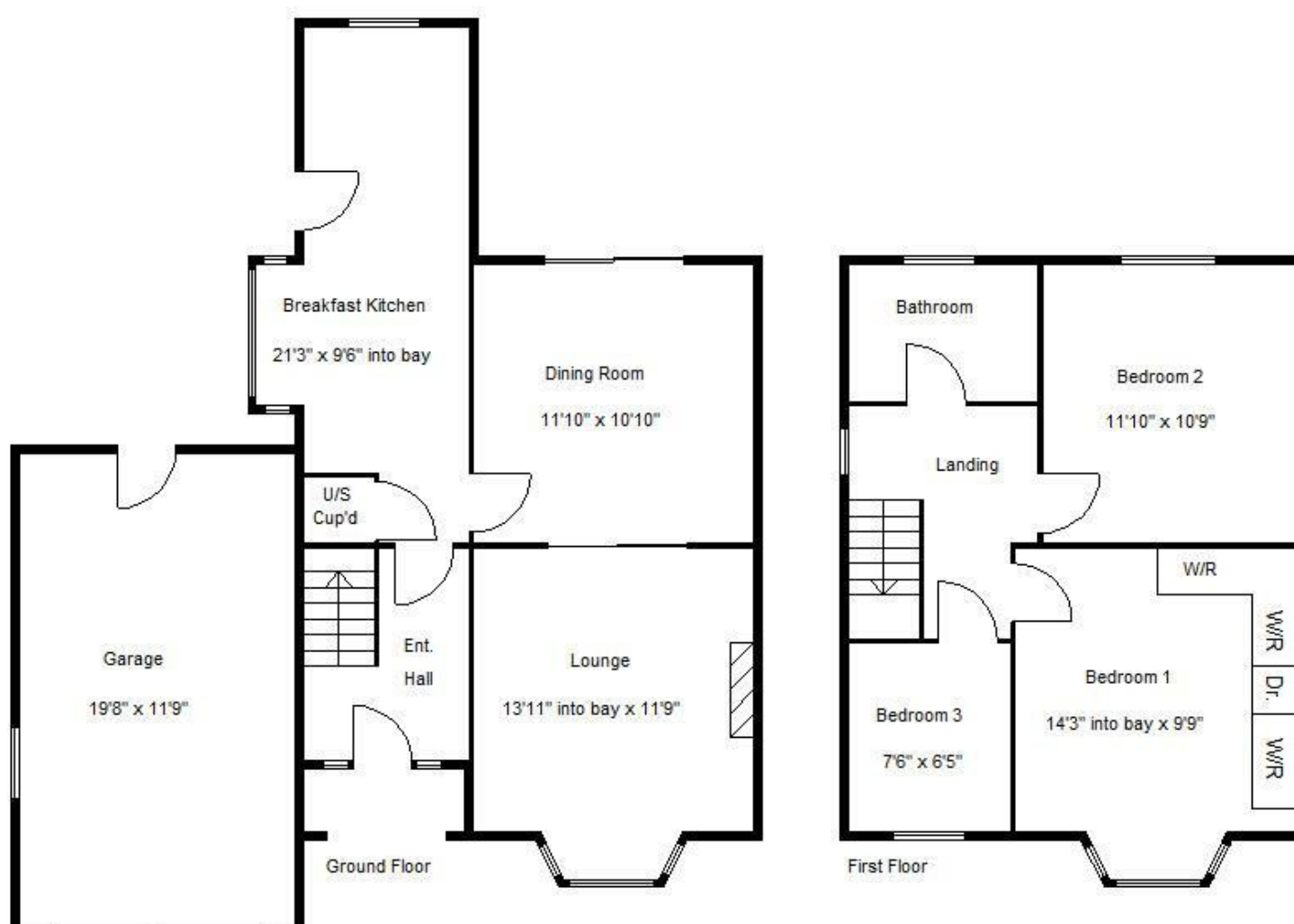
however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly 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			84
(81-91) B			
(69-80) C		68	
(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	