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horton knights of doncaster



Daw Wood, Bentley, Doncaster, DN5 0PU
Price £165,000

LOVELY POSITION NEXT TO WOODLAND / LARGE 3 BED SEMI / LARGE GARDENS & GARAGE / LOTS OF POTENTIAL / NO CHAIN.

EARLY VIEWING RECOMMENDED on this good sized 3 bedroom semi detached house, whilst most buyers will look to carry out some upgrading, decorating etc.....it offers huge potential. It has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall, 2 good sized separate reception rooms, a large extended kitchen, pantry. On the first floor there are 3 good sized bedrooms, and a shower room (was originally a bathroom) Outside are lovely gardens, mature, well stocked and adjoining woodland. There is a detached garage of a rear lane/ perfect workshop and store. on the outskirts of Bentley with access to all its amenities, including local shops and schools etc. NO UPWARD CHAIN.

ACCOMMODATION

A PVC double glazed entrance door leads into a large entrance hall.

ENTRANCE HALL

This has a central heating radiator, a central ceiling light and a staircase leading to the first floor accommodation with wall panelling. A door from here continues into a front facing reception room.

RECEPTION ROOM

12'1" into bay x 12'0" (3.68m into bay x 3.66m)

This has a deep PVC double glazed bay window to the front, a central heating radiator, coving and a central ceiling light.

LIVING ROOM

13'0" x 12'0" (3.96m x 3.66m)

A good size, it has a broad PVC double glazed window with an outlook to the rear, a central heating radiator, a feature fireplace with a gas fire inset, coving and a central ceiling light.

KITCHEN

10'4" x 9'1" (3.15m x 2.77m)

The kitchen has been extended over the years and is fitted with a range of high and low level units finished with a rolled edge work surface over. There is a four ring gas hob, an integrated oven, a PVC double glazed window, an outward type exterior door, a single drainer one and a half bowl stainless steel sink unit, plumbing for an automatic washing machine and a deep understairs storage cupboard with utility shelving.

PANTRY

From the hallway, a second door gives access into a large pantry, this has a PVC double glazed window, shelving and storage etc.

GROUND FLOOR W/C

Approaching from the exterior rear, there is a separate ground floor W/C, which has a low flush W/C and a large in built store along side - which could be incorporated into the main accommodation if required.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side, a central ceiling light and doors to the bedrooms and bathroom.

BEDROOM 1

13'0" x 12'0" (3.96m x 3.66m)

A large double bedroom, it has a PVC double glazed window to the rear, a central heating radiator, wardrobes, a central ceiling light and a tall cupboard which houses a hot water cylinder with storage over.

BEDROOM 2

12'0" x 10'0" (3.66m x 3.05m)

This has a PVC double glazed window to the front, a central heating radiator, an inbuilt cupboard set into the chimney recess and a central ceiling light.

BEDROOM 3

10'9" max x 10'0" (3.28m max x 3.05m)

A comfortable third bedroom, it has a PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

SHOWER ROOM

The house bathroom has been reconfigured over the years to create a shower room, however this could easily be converted back if required. There is a shower enclosure with a mains plumbed thermostatic shower, a wash basin and a low flush W/C. There is tiling to the walls, a central heating radiator, a PVC double glazed window, a central ceiling light, extractor fan and inset spotlighting.

OUTSIDE

The property enjoys a beautiful position on the fringe of the woods, the front has a brick walled garden with lawn and flowerbeds and borders stocked with a variety of shrubs and plants. A wide side gives access into the rear garden.

REAR GARDEN

A large enclosed garden, again with walling to the perimeters and a rear lane which gives access to a detached brick garage. Within the garden there is a green house, several stores and there is pedestrian access onto the rear lane via a gate as well. It is lawned with shaped flowered and borders stocked with a variety of shrubs and plants, including several fruit trees.

DETACHED GARAGE

19'6" x 9'4" (5.94m x 2.84m)

Personnel door and light laid on.

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 installed.

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.

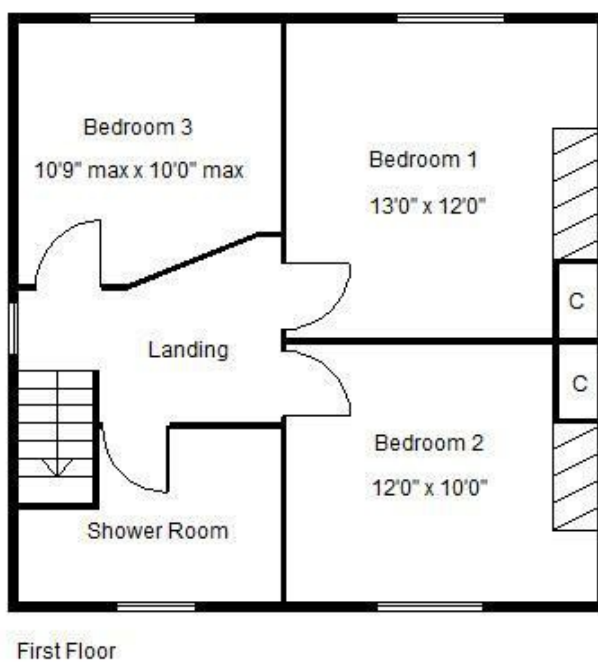
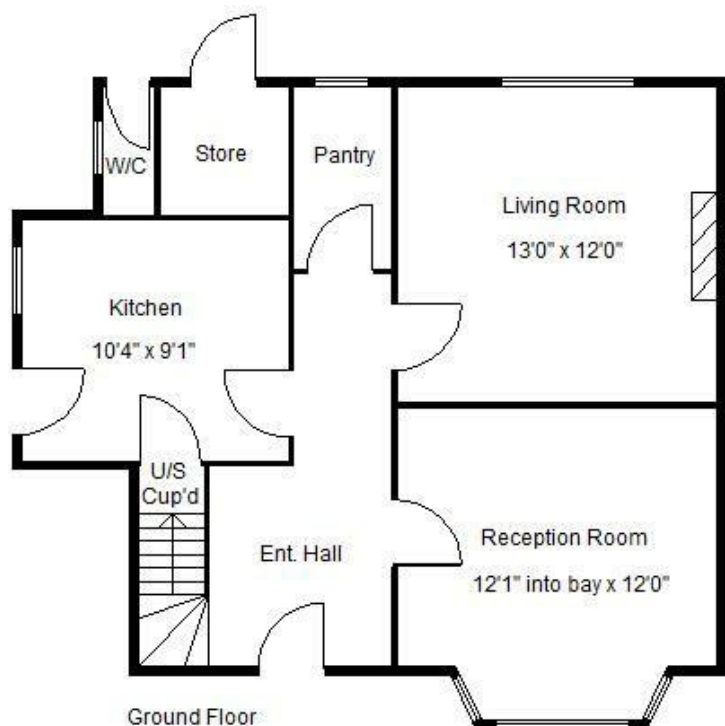
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	