

# horton knights of doncaster

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11 Wensley Crescent, Cantley, Doncaster, South Yorkshire, DN4 6QQ



**GREAT SIZED THREE BEDROOM HOUSE / POPULAR LOCATION / CLOSE TO LOCAL AMENITIES / PERFECT STARTER HOME / GOOD INVESTMENT PROPERTY / NO CHAIN / VIEWING ESSENTIAL**

Located on this popular roadway, a good sized three bedroom house with PVC double glazing, gas central heating via a combination type boiler and briefly comprises; entrance hall with stairs to first floor, rear facing lounge, kitchen, additional utility and storage space, first floor landing, 3 good sized bedrooms and a shower room which includes a modern shower enclosure. Outside are the front and rear gardens with a south westerly aspect to enjoy the afternoon and evening sun.

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### ACCOMMODATION

A PVC double glazed entrance door with a matching glazed side screen leads into the property's entrance hall.

### ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a central heating radiator, dado rail and a door to the lounge.

### LOUNGE

5.03m x 3.58m (16'6" x 11'9" )

An attractive and good sized rear facing reception room having a broad PVC double glazed window with an outlook over the rear garden, there is a feature fireplace with living flame gas fire inset, a central heating radiator, coving and a central ceiling light.

### KITCHEN

2.90m x 2.31m (9'6" x 7'7")

Fitted with base units which has a single drainer stainless steel sink unit, work surfaces with plumbing for a washing machine, room for a gas cooker etc, there is a central heating radiator, a vinyl floor covering and 2 deep built in pantry and storage style cupboards with utility shelving - one also houses a gas fired combination type boiler installed in 2016 which supplies domestic hot water and central heating systems.

### UTILITY ROOM

With space for a fridge, freezer etc, there is a wall mounted central heating radiator, fitted cabinets, an understairs storage cupboard, a continuation of the vinyl flooring. This then opens into the rear lobby.

### REAR LOBBY

With a PVC double glazed door which gives access onto the rear garden.

### FIRST FLOOR LANDING

There is an access point into the loft space and doors to the bedrooms and bathroom.

### BEDROOM 1

3.68m x 3.45m (12'1" x 11'4" )

A large double bedroom with fitted wardrobes, a PVC double glazed window, a deep built in storage cupboard and a ceiling light.

### BEDROOM 2

3.45m x 3.35m ( 11'4" x 11'0")

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

### BEDROOM 3

2.57m x 2.24m (8'5" x 7'4" )

A comfortable third bedroom as evidenced by the room measurements, there is a PVC double glazed window to the front, a central heating radiator, in built wardrobes and cupboards and a central ceiling light.

### BATHROOM

This has been reconfigured to create a modern shower room, fitted with a walk in shower enclosure with a rainfall style shower head, a wash basin, a low flush W/C, a central heating radiator, vinyl flooring, 2 PVC double glazed windows, an extractor fan and a central ceiling light.

### OUTSIDE

To the front of the property, there is an enclosed garden area with concrete posts and timber fencing to the perimeters, a pathway providing access to a shared passage which leads in to the rear garden which can also be accessed via the rear lobby.

### REAR GARDEN

A South Westerly facing garden, this is all nicely enclosed with concrete posts and timber fencing to the perimeters, this a paved patio and sitting area and a lawned area.

### 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 via a combination type boiler installed in 2016.

COUNCIL TAX - This property is Band A.

BROADBAND - Ultrafast broadband is available, with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available via Three, EE, Vodafone and 02.

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](http://www.hortonknights.co.uk)

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