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Cow Lane, Womersley, Doncaster, DN6 9BD
Asking Price £260,000

QUIET VILLAGE BACKWATER/ CONTEMPORARY STYLED/ STONE BUILT COTTAGE/ MUST BE VIEWED!

The property offers modern contemporary living with spacious open plan rooms, it has under floor heating and conventional radiators via an electric combination type boiler, composite doors and pvc double glazing. It briefly comprises; Entrance hall with ground floor w/c off, a gorgeous fitted kitchen including integrated appliances, spacious lounge and dining room with double doors onto a large patio including an electric sun awning. First floor landing, three good sized bedrooms, the main bedroom has an en-suite shower room, plus there is a further house bathroom. Outside are pretty gardens with ample car parking for 3 cars, large patio and low maintenance lawn. There are beautiful rural views, countryside walks and a real feeling of peace and tranquility. Neighbouring towns of Pontefract and Selby provide all facilities, plus easy access to the A1/M62 and motorway networks.

ACCOMMODATION

A new composite stable type entrance door with decorative glazed inset leads into the property's entrance hall.

ENTRANCE HALL

This is fitted with a modern laminate floor covering, a staircase leading to the first floor accommodation, a central ceiling light, smoke alarm and an oak interior door (which can be found throughout the remainder of the property) leads to a ground floor w/c.

GROUND FLOOR W/C

This is all smartly finished with a modern two piece white suite comprising of a low flush w/c, wash hand basin inset to vanity unit, a pvc double glazed window, extractor fan, vinyl flooring and a central ceiling light.

BEAUTIFUL KITCHEN

10'6" x 8'8" (3.20m x 2.64m)

This has been upgraded with a comprehensive range of built in units finished with a light grey cabinet door and a contrasting marble effect work surface. There is an corner set one and a half bowl sink with mixer tap, integrated 'NEFF' cooking appliances to include a four ring ceramic induction hob, integrated oven and an extractor hood, an integrated 3/4 height fridge and 3/4 matching freezer, integrated dishwasher and washing machine. There is a further tall larder style unit which houses an electric central heating boiler which supplies the domestic hot water and central heating systems, a pvc double glazed window, luxury vinyl tiled flooring and a ceiling light.

A second door from the hall leads into a beautiful large open plan lounge/ dining room.

LARGE OPEN PLAN LOUNGE/ DINING ROOM

26'2" max x 16'0" max (7.98m max x 4.88m max)

This is probably better demonstrated by the floorplan and photographs. Designed with a deep bay which creates enough space for a dining table, it has pvc double glazed

windows with an outlook over the property's rear garden and further pvc double glazed doors. Underfloor heating, two ceiling lights and a feature electric fireplace, plus a deep under stairs storage cupboard.

FIRST FLOOR LANDING

As previously described, a staircase leads to the first floor landing.

There is a pvc double glazed window to the side, a central heating radiator, in built cupboard and access point into the loft space.

BEDROOM 1

12'8" x 8'9" (3.86m x 2.67m)

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

EN SUITE SHOWER ROOM

All smartly finished with a modern white three piece suite that comprises of a large walk in shower enclosure with mains plumbed shower, wash hand basin and low flush w/c in built to bathroom furniture. There is inset spotlighting, an extractor fan and a heated towel rail.

BEDROOM 2

10'4" x 8'9" (3.15m x 2.67m)

A good sized second double bedroom, it has a range of fitted wardrobes concealing hanging rail with shelving to the side, a pvc double glazed window which gives an outlook over playing fields and parkland, a central heating radiator and a central ceiling light.

BEDROOM 3

9'2" x 6'10" (2.79m x 2.08m)

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

HOUSE BATHROOM

All beautifully finished with a modern white suite that has a walk in shower with glazed shower screen over including a thermostatic shower with rainfall style shower head. Wash hand basin and a low flush w/c inset to bathroom furniture. There is modern tiling, a pvc double glazed window, vinyl floor covering, a contemporary style towel rail/ radiator and inset spotlighting to the ceiling.

FRONT + SIDE GARDEN

To the front and side there are three parking spaces.

REAR GARDEN

The property stands on the end plot and therefore has advantage of larger gardens to the front, side and rear. The rear faces onto Cow Lane, is enclosed with stone walling and a pedestrian gate. There is a large paved patio and sitting area with an automatic sun awning which includes heating and lighting, artificial grass, shaped flower beds and borders stocked with a variety of shrubs and plants.

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 underfloor heating on the ground floor and conventional radiators on the first floor via a combination type electric boiler.

PHOTOGRAPHS - It should be noted the marketing photographs were taken Aug '23, before the existing tenants moved in.

COUNCIL TAX - This property is Band C.

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.

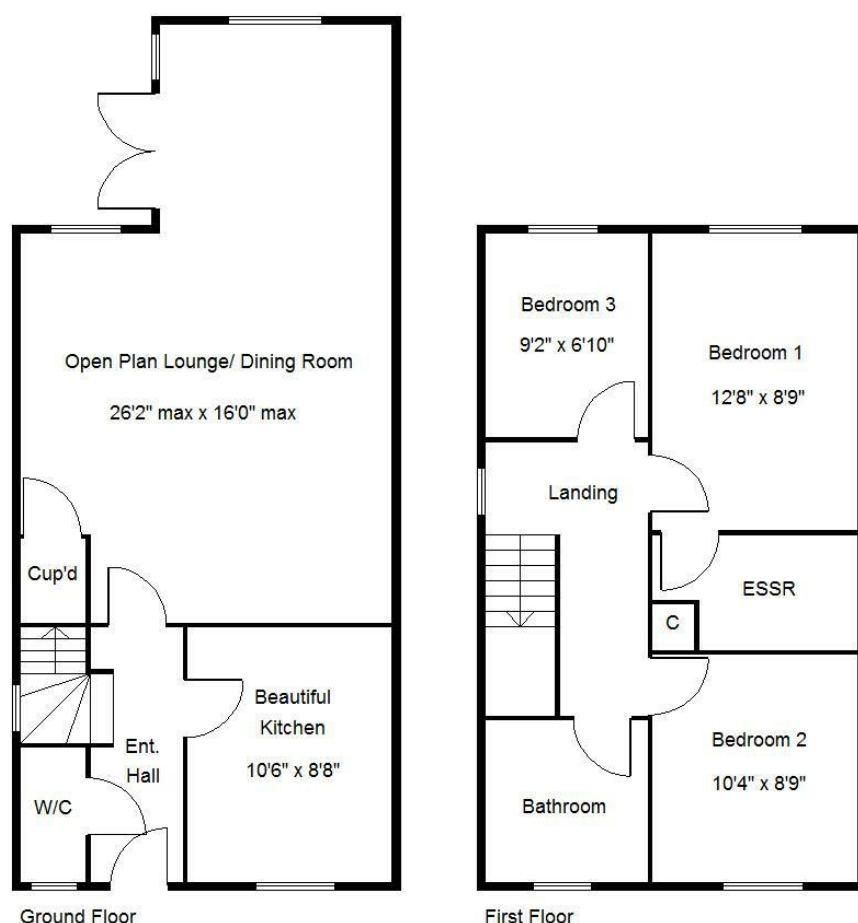
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that

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			84
(81-91) B			
(69-80) C		69	
(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	