

horton knights of doncaster

sales
lettings
and service



Holmes Carr Crescent, New Rossington, Doncaster, DN11 0QD
Offers Over £100,000

DOUBLE FRONTED 3 BEDROOM TERRACED HOUSE / SPACIOUS ROOMS / 3 DOUBLE BEDROOMS / GOOD ACCESS TO AMENITIES & MOTORWAY NETWORKS / PRICED TO SELL / NO CHAIN //

Located on this popular crescent, a good sized 3 double bedroom terraced house with equally good sized gardens. The property has gas radiator central heating via a combination type boiler, PVC double glazing and briefly comprises: Entrance hall with stairs to the first floor, spacious lounge, separate kitchen, ground floor bathroom and separate W/C, first floor landing and 3 double bedrooms all of which are a double size. Outside are front and rear gardens, the rear is nicely enclosed and is mainly lawned. Priced to sell and therefore viewing is recommended.

ACCOMMODATION

A PVC double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This has a central heating radiator, a mosaic tiled floor, a staircase to the first floor accommodation and a door into the lounge.

LOUNGE

16'0" x 11'6" (4.88m x 3.51m)

A good sized room with 2 PVC double glazed windows to the front and rear elevations, 2 double panel central heating radiators, a central ceiling light and a wall mounted electric fire.

KITCHEN

10'9" max x 9'9" (3.28m max x 2.97m)

This fitted with a range of base and wall units with a work surface over. There is a single drainer 1 1/2 bowl stainless steel sink unit with a mixer tap, plumbing for an automatic washing machine, recess suitable for a gas cooker and room for an American style fridge freezer. There is a tiled floor covering, a PVC double glazed window, a central ceiling light, a central heating radiator and a door to the inner lobby.

REAR LOBBY

From here there are doors to the bathroom and separate wc.

BATHROOM

Fitted with a two piece white suite comprising of a panelled with an electric shower over bath and a wash hand basin inset to a vanity cabinet, two pvc double glazed windows and a central heating radiator.

SEPARATE W/C

Fitted with a low flush wc, pvc double glazed window and a central heating radiator. Plus there is an understairs storage cupboard

FIRST FLOOR LANDING

From here there is a window overlooking the rear garden and doors to the bedrooms.

BEDROOM 1

16'0" x 11'6" (4.88m x 3.51m)

A good sized double bedroom, it has 2 PVC double glazed windows to the front and rear, a deep built in cupboard housing the gas fired combination type boiler which supplies domestic hot water and central heating systems, a central ceiling light and 2 central heating radiators.

BEDROOM 2

15'2" x 8'4" (4.62m x 2.54m)

With a PVC double glazed window to the front, a central heating radiator, a central ceiling light and a built in cupboard.

BEDROOM 3

12'1" x 8'4" (3.68m x 2.54m)

There is a PVC double glazed window to the rear, a central ceiling light and a central heating radiator.

OUTSIDE

To the front of the property there is a lawned garden with a concrete pathway which provides access to the front door plus access to the side ginnel which gives access into the rear garden.

REAR GARDEN

This is an enclosed space, with concrete posts and timber fencing to the perimeters, there is a concrete area across the rear elevation and a brick store.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age various

HEATING - Gas radiator central heating system fitted. Age of boiler 2024.

COUNCIL TAX - Band A.

ADDITIONAL NOTES

- The rear garden has a segregated area which is under treatment for Japanese knot weed and will be continued to be treated via a treatment plan through DMBC.

- The seller is a 'connected person' under the terms of the Estate Agency Act 1979. If you require any further information, please contact the selling agent.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 50 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 and Vodafone.

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.

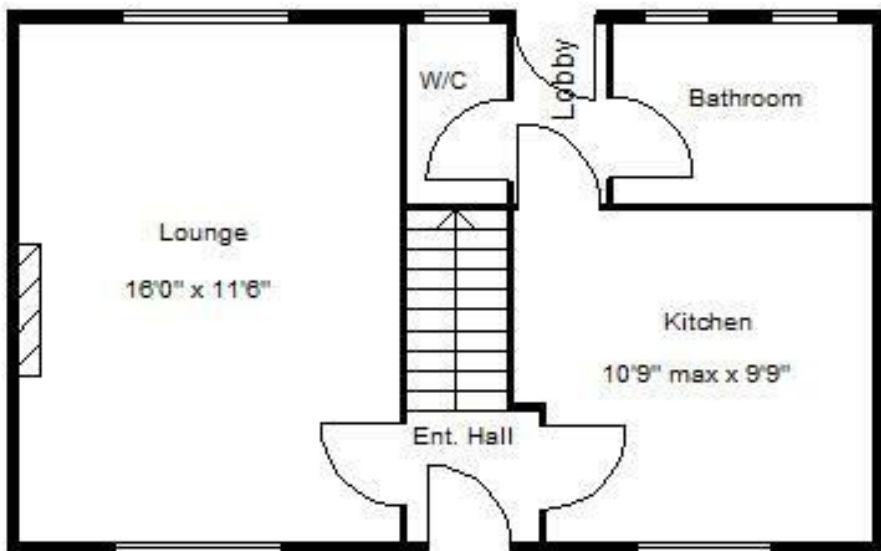
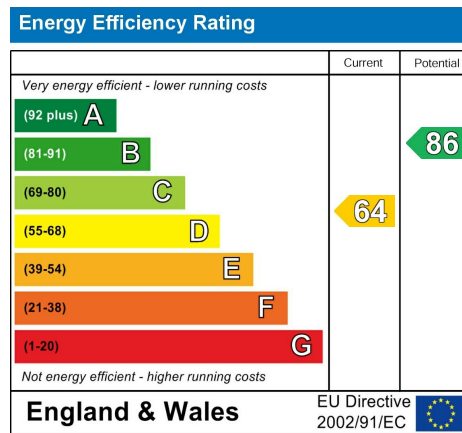
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We

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.

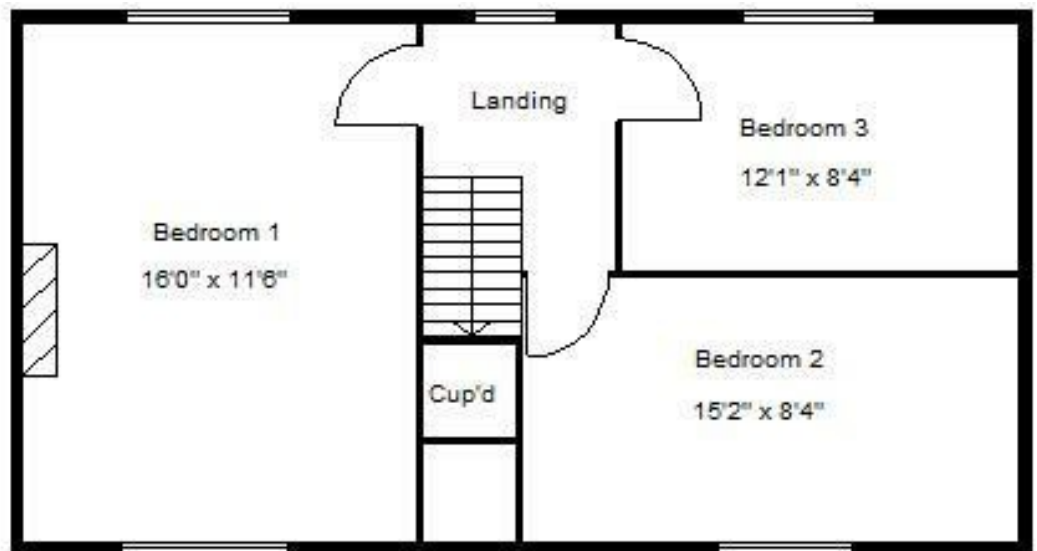
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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.



Ground Floor



First Floor