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Wharf Crescent, Thorne, Doncaster, DN8 5FE
Asking Price £195,000

Set on this stunning development in the small market town of Thorne, this immaculate and well proportioned town house offers excellent accommodation set over three floors, with PVC double glazing and gas fired central heating, it comprises: Entrance hall, contemporary style fitted kitchen with integrated appliances, an open plan living dining area, ground floor W/C, first floor landing, 2 large double bedrooms and a good size single bedroom and the main principal bathroom to the first floor and a large main bedroom to the second floor. Outside, the property has off street parking for 2 vehicles and an enclosed rear garden. The property offers an excellent opportunity for a family to purchase considering the size of the accommodation on offer, it also gives great access to local amenities including a shopping centre close by and the M18 network beyond. A look at the photographs and floorplan will give a good idea of what this property really has to offer, viewing is HIGHLY recommended.

ACCOMMODATION

A double glazed composite style door gives access to the entrance hall.

ENTRANCE HALL

With marble style tiled flooring, a central heating radiator, stairs rising to the first floor and doors leading to the ground floor accommodation.

GROUND FLOOR W/C

Fitted with a modern white suite comprising of a low flush W/C and a pedestal wash hand basin with a tiled splashback, a central heating radiator, marble style tiled flooring continuing through from the entrance hall and an extractor fan.

BREAKFAST KITCHEN

13'4" x 8'8" (4.06m x 2.64m)

This beautiful contemporary style kitchen is finished with a gorgeous range of matte finished handleless wall mounted grey cupboards and base units with a quartz style work surface incorporating a single bowl stainless steel sink with a brushed metal mixer tap above, plus modern style tiled splashbacks. Integrated appliances on offer include: a brushed stainless steel electric fan assisted oven, a four ring ceramic electric hob and an attractive brushed stainless steel and glass extractor hood above. Further integrated appliances include a dishwasher, a fridge and freezer plus there is plumbing for a washing machine with an appliance recess. There is a PVC double glazed window to the front, brushed aluminium spotlighting to the ceiling and herring bone style wood effect flooring. From here, double oak doors lead into the lounge.

LOUNGE

15'4" x 11'5" (4.67m x 3.48m)

Nicely tucked away at the rear of the house, this is a lovely bright space with two sets of PVC french style doors, letting in plenty of natural light, there is also a built in understairs storage cupboard, herring bone wood style flooring continuing through from the kitchen area, a vertical central heating radiator and brushed aluminium spotlights to the ceiling.

FIRST FLOOR LANDING

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

Having stairs rising to the second floor, and doors leading off to the remaining first floor accommodation.

BEDROOM 2

13'10" max x 8'8" (4.22m max x 2.64m)

A lovely size double room, with a PVC double glazed window to the front and a central heating radiator.

BEDROOM 3

12'11" max x 8'2" (3.94m max x 2.49m)

Another really nice size double bedroom with a PVC double glazed window to the rear elevation and a central heating radiator.

BEDROOM 4

8'8" x 6'10" (2.64m x 2.08m)

This would make a nice size single bedroom and has a PVC double glazed window to the rear and a central heating radiator.

HOUSE BATHROOM

Immaculately presented and fitted with a 3 piece white suite comprising of a low flush W/C, a pedestal wash hand basin and a shower style bath with a mains plumbed shower above and a brushed aluminium and glass shower screen. The suite is all nicely finished with chrome style fittings, including a wall mounted heated towel rail, beautiful tiling to the bathing areas, splashbacks and window sill, brushed aluminium spotlighting to the ceiling, an extractor fan and a PVC double glazed window to the front.

SECOND FLOOR LANDING

As mentioned, stairs rise from the first floor to the second floor. A small landing gives access to a door into the main bedroom.

BEDROOM 1

13'10" x 12'1" (4.22m x 3.68m)

Taking up all of the second floor, this is a really good sized main bedroom, with a double glazed velux style window to the rear, a central heating radiator and access to the remaining roof space above.

OUTSIDE

To the front of the property, there is a block paved driveway providing off street parking with an access pathway leading to the front entrance door. There is also another parking space located a very short distance away from the property which is allocated specifically for this property, giving off street parking.

REAR GARDEN

The rear garden has been upgraded by the current owners and has a beautiful porcelain tiled patio area with an artificial grass section and raised timber decking at the far end with space for table and chairs to enjoy in the summer months. There is also timber fencing to the boundary and a timber storage shed.

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

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

MOBILE COVERAGE - Coverage is available with EE, Three, 02 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.

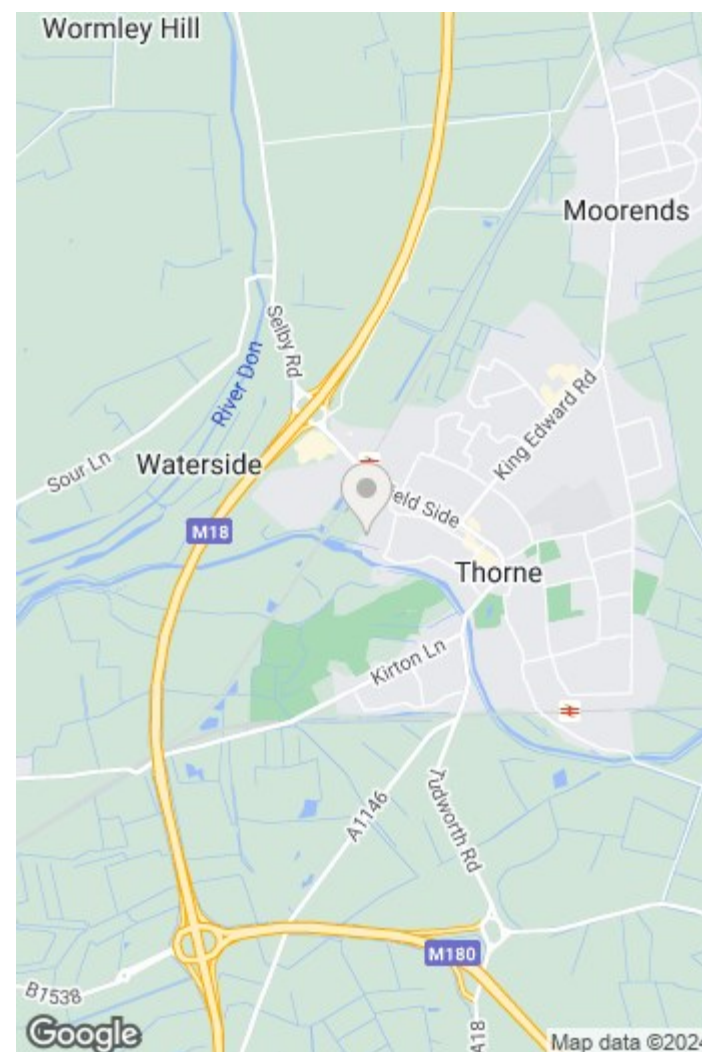
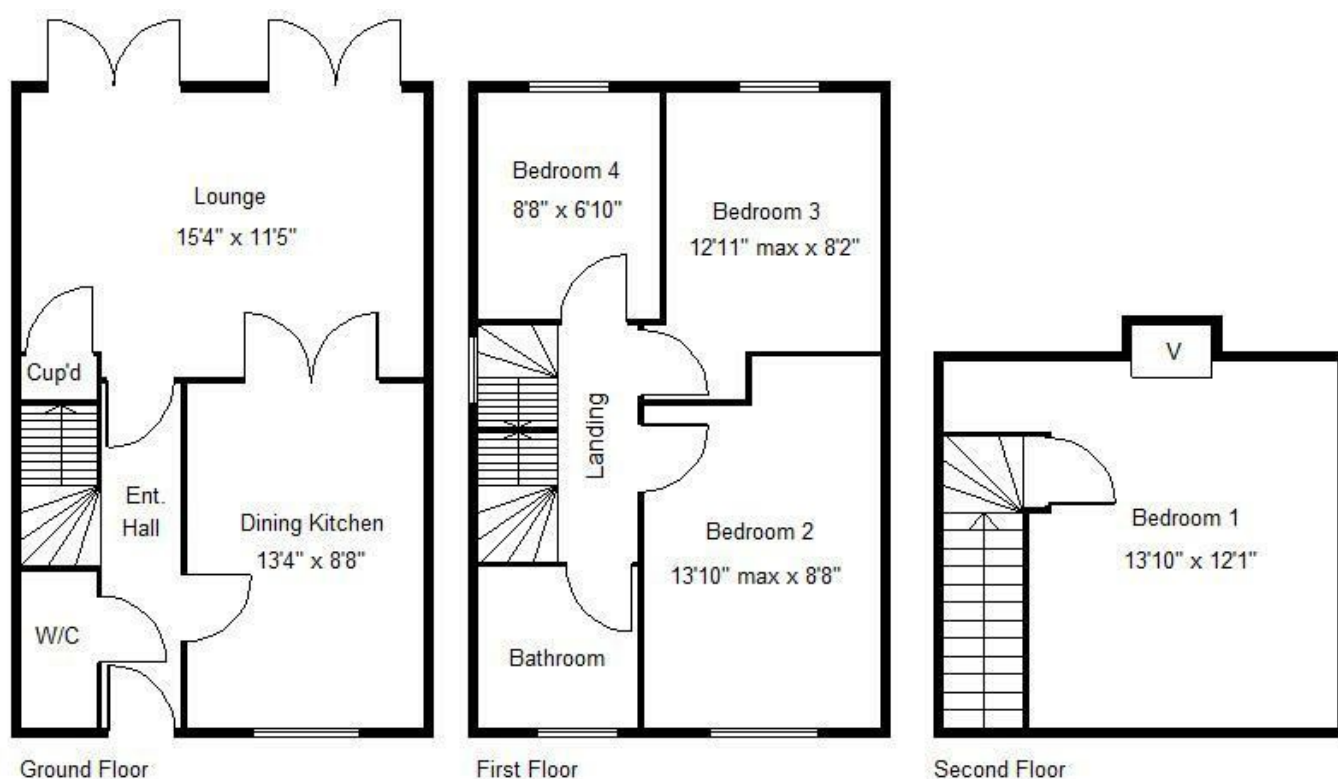
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability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

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		95	(92 plus) A		
(81-91) B		83	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			
England & Wales		England & Wales			