

horton knights of doncaster

sales  
lettings  
and service



Dominion Road, Scawthorpe, Doncaster, DN5 9PX  
Offers Over £175,000



**EARLY VIEWING RECOMMENDED/ SOUGHT AFTER DEVELOPMENT/ CONTEMPORARY STYLED 3 BEDROOM 3 STOREY TOWN HOUSE/ TWO PARKING SPACES/ PRIVATE REAR GARDEN//**

An internal inspection is highly recommended to appreciate this very fashionable town house. It has a gas radiator central heating system, pvc double glazing and briefly comprises; Entrance into an open plan living room with a tall storage cupboard, inner lobby, ground floor w/c, gorgeous modern grey themed breakfast kitchen with integrated appliances, first floor landing, two double bedrooms and a modern bathroom, whilst on the top floor there is the large main bedroom which would create the perfect teenager suite. Outside are attractive gardens, two off road parking spaces to the front and a lovely courtyard style rear garden which is not directly overlooked. Well placed with good access to local amenities on York Road including a variety of shops, plus local schools and access to Doncaster Town and motorway networks.

**ACCOMMODATION**

A composite style double glazed door leads into the living room.

**OPEN PLAN LIVING ROOM**

**14'8" x 11'9" (4.47m x 3.58m)**

This is a large open plan living space, it has a pvc double glazed window to the front, a double panel central heating radiator, a deep built in understairs storage cupboard and a central ceiling light.

**INNER LOBBY**

This has a staircase leading to the first floor accommodation and a second door which gives access into the ground floor w/c.

**GROUND FLOOR W/C**

Fitted with a white suite comprising of a low flush w/c, wash hand basin, a central heating radiator, a ceiling light and an extractor fan.

**BREAKFAST KITCHEN**

**11'9" x 7'9" (3.58m x 2.36m)**

Fitted with a range of modern high and low level units finished with a light grey cabinet door and a contrasting work surface. There is a single drainer one and a half bowl stainless steel sink unit with a mixer tap, four ring gas hob, extractor hood, integrated oven, room for a slimline dishwasher, integrated fridge/ freezer and an integrated washing machine. The work surface has been extended to provide a breakfast bar with additional storage, a pvc double glazed window to the rear and further pvc double glazed double opening doors which lead out onto the rear garden.

**FIRST FLOOR LANDING**

This continues up to the top floor, there is a central heating radiator and doors to the bedrooms and bathroom.

**BEDROOM 2**

**11'10" x 10'4" max (3.61m x 3.15m max)**

A large front facing double bedroom, having two pvc double glazed windows to the front, a central heating radiator and a ceiling light.

**BEDROOM 3**

**11'10" x 7'8" (3.61m x 2.34m)**

Again, an excellent double room, it has a pvc double glazed window with an outlook to the rear, a central heating radiator and a central ceiling light.

**HOUSE BATHROOM**

Fitted with a modern white suite that comprises of a panelled bath with mixer shower over including a shower screen, a pedestal wash hand basin and a low flush w/c. There is ceramic tiling to the bathing areas and splashbacks, a central heating radiator, vinyl tiled flooring, a central ceiling light and an extractor fan.

**TOP FLOOR LANDING**

There is a ceiling light, a deep built in storage cupboard and a door into the main bedroom.

**MAIN BEDROOM**

**22'4" max x 8'4" (6.81m max x 2.54m)**

A very large bedroom a perfect main bedroom or would make a teenage suite, it has a pvc double glazed window to the front, further double glazed velux window to the rear, a central heating radiator, a

central ceiling light, access into the loft space and a built in storage cupboard.

**OUTSIDE**

To the front of the property there is a pretty front garden, this has access to off road parking for two vehicles.

**REAR GARDEN**

Whilst to the rear, there is an enclosed courtyard style garden, this is not directly over looked. There is fencing to the perimeters and a paved area providing an excellent sitting and dining area during the summer months and a private rear gateway which allows bin/ pedestrian access to the front.

**AGENTS NOTES:**

**TENURE - FREEHOLD.** The owner has informed us the property is Freehold.

**DOUBLE GLAZING -** The property is fitted with PVC double glazing.

**HEATING -** The property has a gas radiator central heating system fitted.

**COUNCIL TAX -** This property is Band B.

**BROADBAND -** Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 220 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.

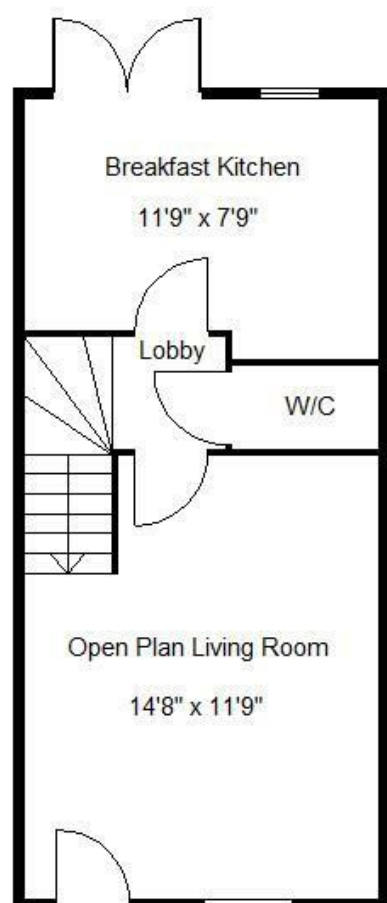
**PROPERTY PARTICULARS -** We endeavour to make our property particulars accurate and reliable,

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.

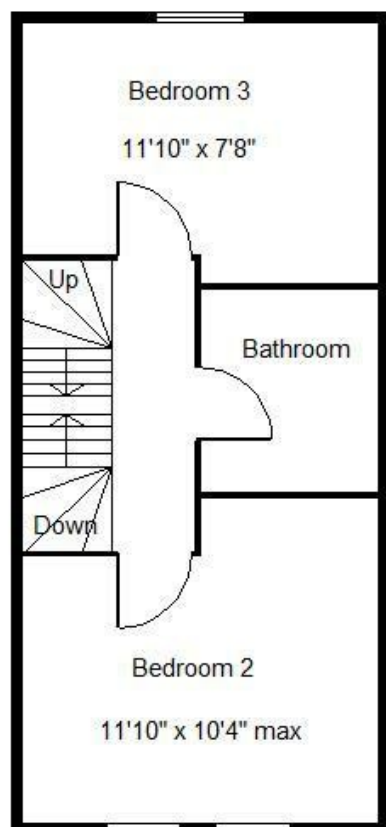
**OPENING HOURS -** Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday  
[www.hortonknights.co.uk](http://www.hortonknights.co.uk)

**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.

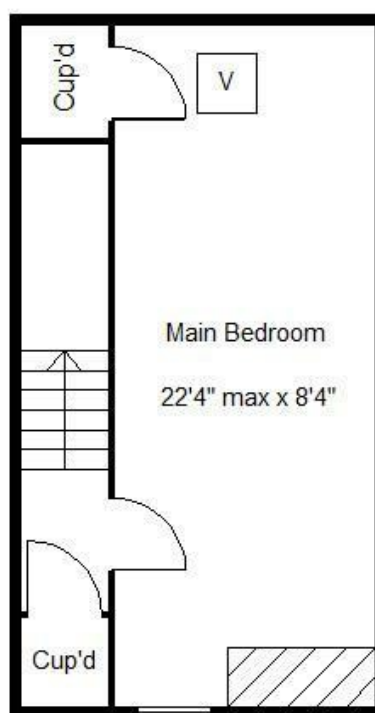
**FREE VALUATIONS -** If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Ground Floor



First Floor



Top Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		86	
(69-80) C			
(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	