

sales
lettings
and service

horton knights of doncaster



Summit Drive, Bessacarr, Doncaster, DN4 7FT
Offers Over £150,000

Tucked away right at the end of this cul-de-sac, a smartly presented two bedroom end-terraced property.

The accommodation on offer benefits from PVC double glazing, gas central heating and comprises; Entrance hall, ground floor W/C, lounge, dining kitchen with some integrated appliances, first floor landing, two bedrooms extending to the full width of the house and a bathroom with a white suite. Outside, the property has parking and an enclosed rear garden. The property offers good access to all of Bessacarr's local amenities and is offered with early vacant possession and no onward chain... Viewing is highly recommended.

ACCOMMODATION

A double glazed entrance door gives access into the property's entrance hall.

ENTRANCE HALL

There is a single panel central heating radiator, stairs rising to the first floor and doors leading off to the ground floor accommodation.

GROUND FLOOR W/C

Fitted with a white suite comprising of a low flush W/C and pedestal wash hand basin with a tiled splashback. There is also tiling to the window sill in a matching finish, a PVC double glazed window to the front, a central heating radiator and a wood style vinyl floor covering.

LOUNGE

13'8" x 9'9" (4.17m x 2.97m)

Having a PVC double glazed window enjoying the view to the front, a central heating radiator, a built in under stairs storage cupboard and a door leading into the kitchen.

DINING KITCHEN

13'2" x 7'9" (4.01m x 2.36m)

Fitted with an attractive range of dark wood wall mounted cupboards and base units with a rolled edge work surface incorporating a 1 1/2 bowl stainless steel sink unit with a splashback. There is a brushed stainless steel integrated electric double oven with a matching four ring gas hob and brushed stainless steel extractor hood above. There is a built in cupboard housing the gas combination boiler, plumbing for a washing machine with appliance recess, a PVC double glazed window to the rear, PVC French style doors giving access into the rear garden, a central heating radiator and a wood effect vinyl floor covering.

FIRST FLOOR LANDING

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

With an access point into the loft space and doors off to the remaining accommodation.

BEDROOM 1

13'3" x 9'3" (4.04m x 2.82m)

A good sized double room extending to the full width of the house, there are two PVC double glazed windows enjoying the view to the front, a central heating radiator and a built in over stairs storage cupboard.

BEDROOM 2

13'3" x 6'3" (4.04m x 1.91m)

Another full width bedroom which would take a double bed, it has a built in wardrobe, a PVC double glazed window to the rear and a central heating radiator.

HOUSE BATHROOM

Fitted with a modern three piece white suite comprising of a low flush w/c, a pedestal wash hand basin and a panelled bath with mains plumbed shower and a brushed aluminium and glass shower screen. There is a extractor fan, tiling to the bathing and splashback areas, a tile effect vinyl floor covering and a central heating radiator.

OUTSIDE

To the front of the property, there is a small open plan garden with flower beds stocked with a variety of flowering plants and shrubs. A paved pathway leads to the left side of the property which gives access to a timber gate leading into the rear garden.

REAR GARDEN

The rear garden has a combination of timber fencing and brick built walling to the boundary with a paved patio, a lawned area and wood chipped flower borders.

AGENTS NOTES:

TENURE - FREEHOLD.

DOUBLE GLAZING - PVC double glazing, age of various.

HEATING - Gas radiator central heating system, age of boiler unknown.

COUNCIL TAX - Band B.

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 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.

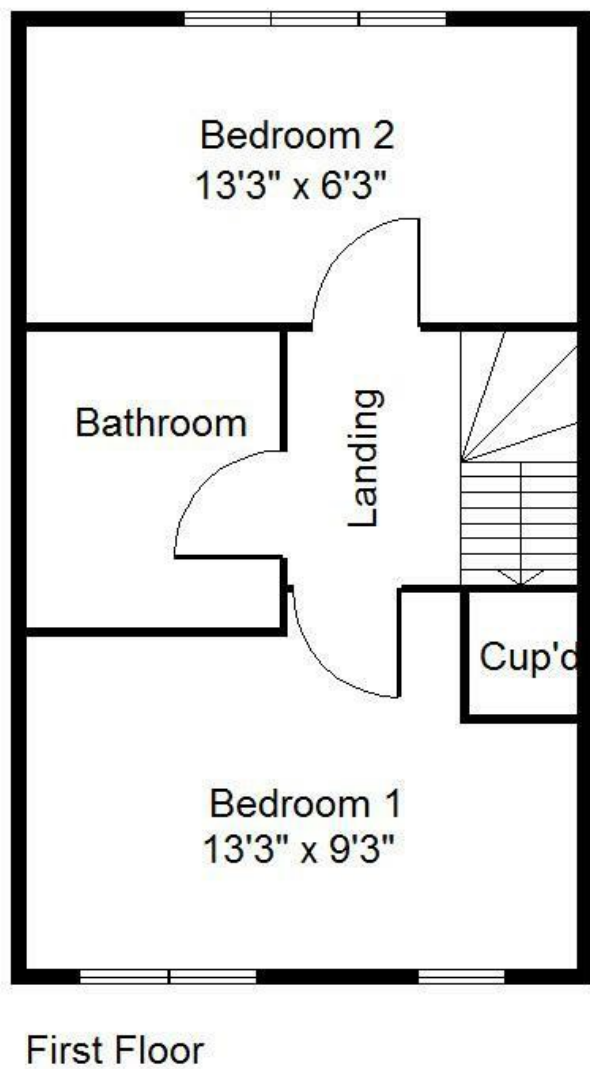
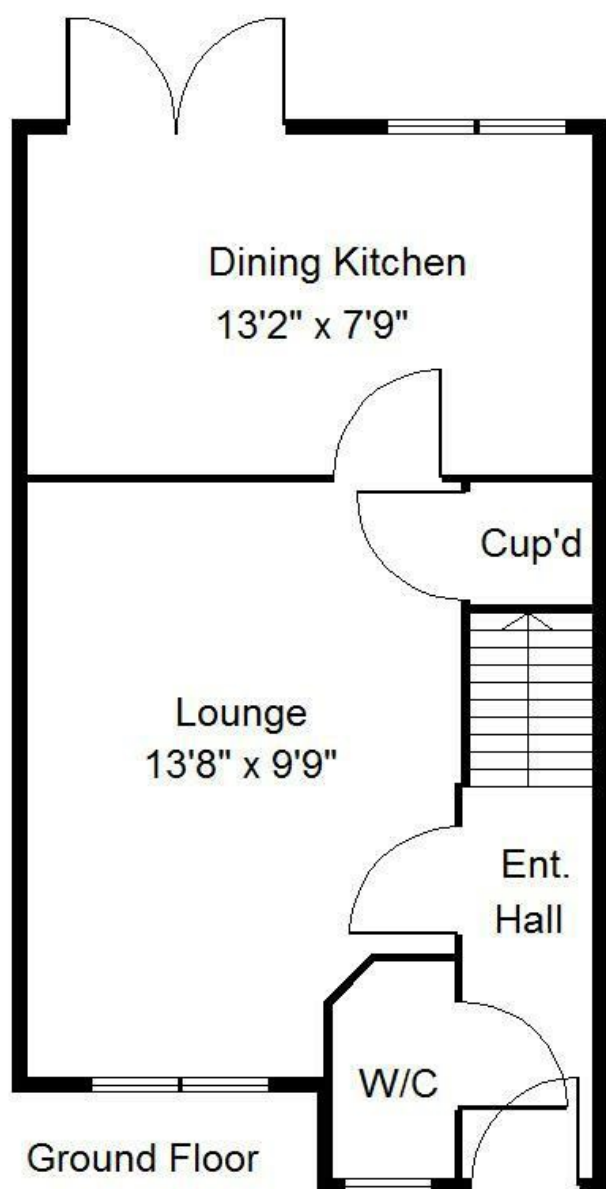
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important

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

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		82	
(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	