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horton knights of doncaster



Empire Crescent, Woodlands, Doncaster, DN6 7FH
Offers Around £215,000

Tucked away on this very well regarded estate, this well proportioned family sized semi detached home.

The accommodation on offer benefits from gas fired central heating, PVC double glazing throughout and comprises: Entrance hall, ground floor W/C, dining kitchen, lounge, first floor landing, 2 bedrooms, house bathroom, lobby with stairs rising to the second floor, main bedroom and en suite shower room. Outside the property has ample off street parking and a really nice good sized rear garden ideal for entertaining in the summer months. The location of the property affords it good access to local amenities including schools, bus routes and for anyone needing to commute, the A1 is only a few minutes away. Viewing is HIGHLY recommended to appreciate all it has to offer.

ACCOMMODATION

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

ENTRANCE HALL

With a central heating radiator, stairs rising to the first floor accommodation and a door leading into the ground floor W/C.

GROUND FLOOR W/C

Fitted with a white low flush W/C, a pedestal wash hand basin with a tiled splashback and a matching tiled window sill, a PVC double glazed window to the front, a central heating radiator and a wood style vinyl floor covering.

DINING KITCHEN

13'5" x 11'8" (4.09m x 3.56m)
Fitted with a range of modern style wall mounted cupboards and base units with a rolled edge work surface incorporating a single bowl stainless steel sink with a wood effect splashback matching the work surface. There is an integrated electric oven finished in brushed stainless steel, a matching four ring gas hob and an extractor hood above, there is also an integrated fridge freezer, a dishwasher and plumbing for a washing machine with an appliance recess. There is a PVC double glazed window to the front, a double panel radiator and a wood style vinyl floor covering.

LOUNGE

14'9" x 11'9" (4.50m x 3.58m)
Nicely situated at the rear of the property, giving access onto the rear garden via PVC double glazed French style doors, there is also a double panel radiator and a very useful walk-in understairs storage cupboard.

FIRST FLOOR LANDING

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

With a large built in storage cupboard and doors leading off to the first floor accommodation.

BEDROOM 2

14'9" x 8'9" (4.50m x 2.67m)
This is a lovely sized double bedroom with a PVC double glazed window overlooking the rear garden, a central heating radiator and a built in wardrobe.

BEDROOM 3

9'6" x 8'1" (2.90m x 2.46m)
Even for a third bedroom, this room would act as a double and has a PVC double glazed window to the front and a central heating radiator.

BATHROOM

Fitted with a 3 piece white suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath, with a chrome mixer tap and a shower head attachment. There is tiling to the bathing and splashback areas, a central heating radiator, a PVC double glazed window to the side, an extractor fan and a tile effect vinyl floor covering.

STUDY

The lobby could be used as a work space or a dressing area, as it currently is and has a PVC double glazed window to the front, a central heating radiator and stairs rising to the main bedroom on the second floor.

BEDROOM 1

19'7" x 14'9" (5.97m x 4.50m)
Taking up the whole of the second floor, the main bedroom suite has a PVC double glazed window to the

front, a double panel radiator and storage space built into the alcove with temporary doors fitted on the front.

EN SUITE SHOWER ROOM

Fitted with a 3 piece white suite comprising of a low flush W/C, a pedestal wash hand basin and a shower cubicle housing a mains plumbed shower. There is tiling to the shower area and splashbacks, a double panel radiator, grey tile effect vinyl floor covering, a double glazed velux style window to the front and built in storage to the eaves providing a small loft space.

OUTSIDE

To the front of the property, there is a small open plan fore court laid with gravel and slate chippings with a paved access pathway leading to the entrance door and some low level shrubs and bushes. To the side of the property, there is a tarmac driveway providing off street parking for 2 vehicles, there is also an external water tap attached to the side elevation of the house and a timber gate at the side gives access into the rear garden.

REAR GARDEN

For a relatively new build property, the rear garden is a really nice size and has a large stone paved patio leading to a shaped lawn finished with artificial grass and there is a decorative flower border at the far end, stocked with a variety of plants and shrubs. There is timber fencing to the boundary and lighting attached to the rear elevation of the house.

AGENTS NOTES:

TENURE - FREEHOLD.

DOUBLE GLAZING - PVC double glazing, age various.

HEATING - Gas radiator central heating system, age

TBC.

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

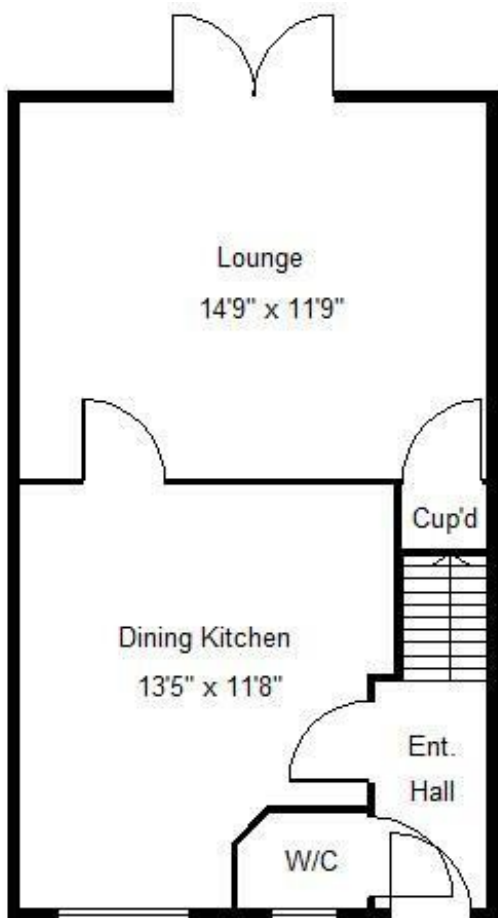
approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

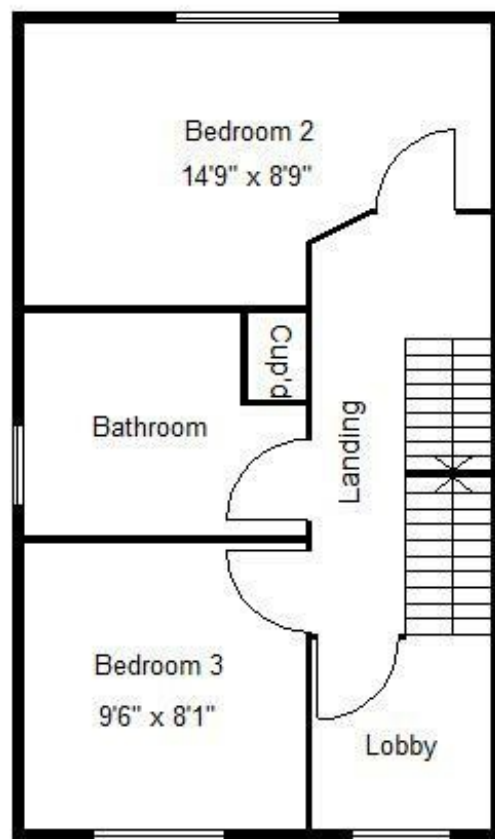
OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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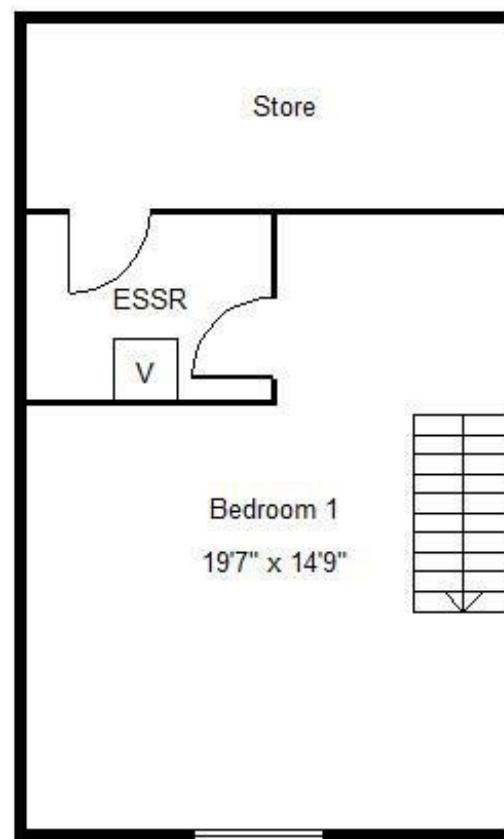
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Ground Floor



First Floor



Second Floor

