

# horton knights of doncaster

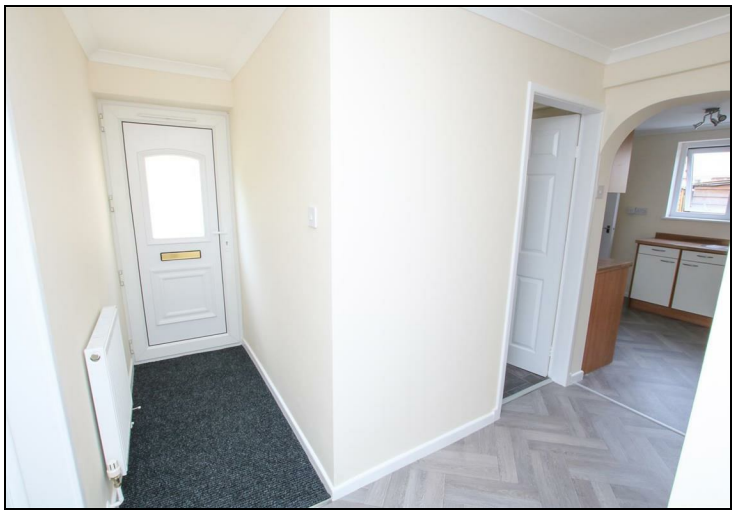
8 Gardenia Road, Kirk Sandall, Doncaster, DN3 1HZ



**BEAUTIFUL 2 BEDROOM GROUND FLOOR GARDEN FLAT/ ALL REFURBISHED AND REDECORATED / MODERN PVC DOUBLE GLAZING / GAS CENTRAL HEATING VIA A COMBINATION BOILER / ENCLOSED REAR GARDEN / OFF ROAD PARKING TO THE FRONT //**

Located on this popular roadway, a good sized 2 bedroom ground floor garden flat which offers ready to move into living. It has a gas radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entrance hall, spacious living room, breakfast kitchen with integrated cooking appliances, separate utility room, 2 large double bedrooms and a shower room. Outside there is an enclosed rear garden and off road parking. Well placed with access to local amenities within Edenthorpe including schools, shops etc... internal viewing is recommended.

**Offers Over £99,950**



## ACCOMMODATION

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

## ENTRANCE HALL

This matting which leads onto a vinyl floor covering. There is a built in storage cupboard, coving, a ceiling light and doors leading to;

## LOUNGE

4.90m x 3.25m max (16'1" x 10'8" max)

A good sized rear facing reception room, it has a broad PVC double glazed window with an outlook over the property's garden, a double panel central heating radiator, coving, two ceiling lights and power points which include USB charge points.

## FITTED KITCHEN

3.20m x 3.05m (10'6" x 10'2")

All smartly finished with a range of high and low level units and a rolled edge work surface, there is a four ring ceramic hob with an extractor hood above, an integrated oven, space for an under counter fridge freezer. The work surface extends to provide a breakfast bar. There is a vinyl floor covering, a central heating radiator, a wall mounted gas fired combination type boiler which supplies domestic hot water and central heating systems, a PVC double glazed window and a door leading into the utility room/ rear lobby.

## UTILITY ROOM/ REAR LOBBY

This has 2 PVC double glazed doors to the front and rear elevations, it has a range of fitted cabinets which provide useful storage with space/ plumbing for a washing machine and space for a tumble dryer.

## BEDROOM 1

3.51m x 3.51m (11'6" x 11'6")

A nice sized double bedroom, it has a PVC double glazed window to the front, a central heating radiator, a central ceiling light and coving.

## BEDROOM 2

3.40m x 2.74m (11'2" x 9'0")

A good sized second double bedroom, it has a PVC double glazed window to the side, a central heating radiator, coving and a central ceiling pendant light.

## SHOWER ROOM

Fitted with a modern white suite that comprises of a corner shower enclosure with an independent electric shower, a corner set wash hand basin with a vanity cabinet and a low flush W/C. There is tiling to the four walls, a PVC double glazed window, a contemporary style towel rail/ radiator, an extractor fan and a ceiling light.

## OUTSIDE

To the rear of the property, there is a good sized enclosed garden with fencing and walling to the perimeters, a central artificial lawn which leads onto a further cultivated garden area plus a useful timber store. There is off road parking to the front.

## AGENTS NOTES:

TENURE - LEASEHOLD. Terms of lease 125 years from 1998 - ground rent £10 p.a. service charge £124 p.a.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, age of units various.

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

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 100 mbps.

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

VIEWING - By prior telephone appointment with horton knights estate agents.

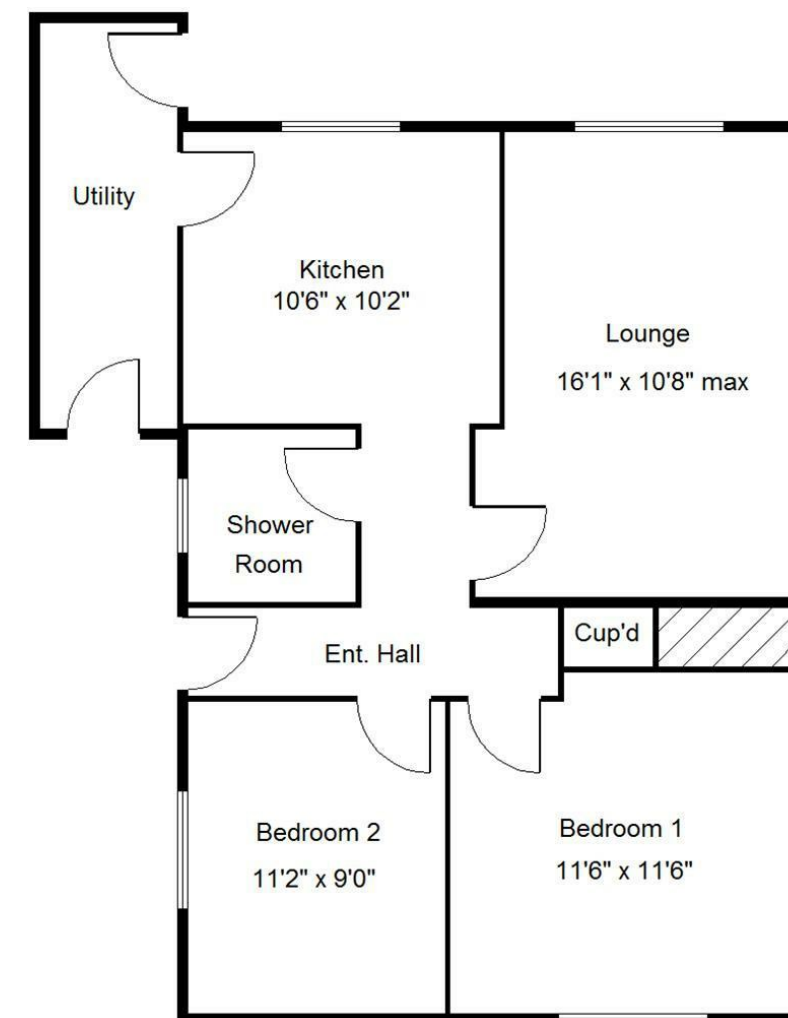
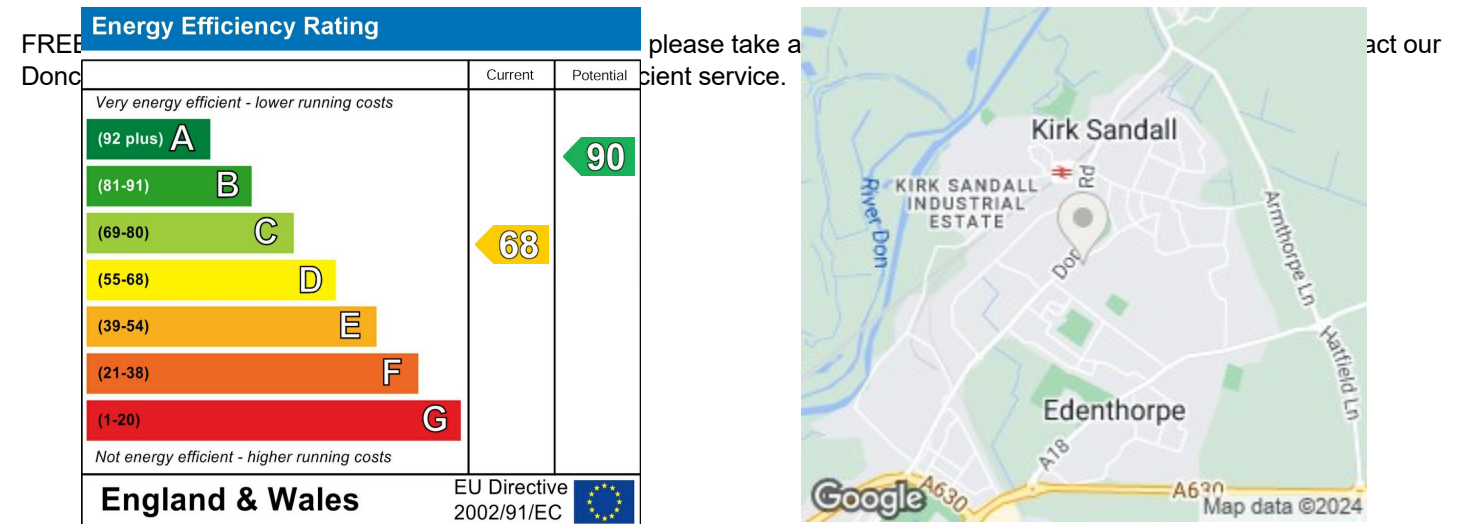
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six

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.



Ground Floor