

horton knights of doncaster

43 Cooke Street, Bentley, Doncaster, DN5 0DA



This 2 bedroom forecourted terraced house offers an excellent opportunity for first time buyers/investors.... EARLY VIEWING RECOMMENDED!

The property benefits from majority PVC double glazing, gas central heating via a combi boiler and comprises; Entrance vestibule, dining room, inner lobby, lounge, kitchen, store, utility/lobby and a conservatory. Whilst to the first floor there is a landing, two double bedrooms and a bathroom with a white suite. Outside the property is fore courted as mentioned and has an enclosed rear courtyard. The location of the property is superb with great access to Bentley Railway Station for anyone wishing to commute, either to Doncaster centre or Sheffield, it also has access to a wealth of other amenities including shops, supermarkets, bus routes and schools. All in all, its an excellent location well worth a look to appreciate all it has to offer.

Offers Over £89,950

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ACCOMMODATION

A PVC double glazed entrance door gives access to into the property's entrance vestibule.

ENTRANCE VESTIBULE

With double glazed windows to front and side elevations, timber panelling to the walls and a PVC double glazed internal door leading into the dining room.

DINING ROOM

3.61m x 3.02m (11'10" x 9'11")

The dining room is tucked away at the front of the house and has a PVC double glazed window to the front, coving to the ceiling, a double panel central heating radiator and parquet flooring. A further door leads to an inner lobby.

INNER LOBBY

With stairs rising to the first floor and a further door into the lounge.

LOUNGE

3.63m x 3.61m max (11'11" x 11'10" max)

The lounge is situated at the rear of the property and has parquet flooring continued through from the dining room, a single glazed window overlooking the store area, coving to the ceiling, chimney breast with inglenook style fire place incorporating an electric wood burning style stove and a double panel central heating radiator.

KITCHEN

2.54m x 1.93m max (8'4" x 6'4" max)

The kitchen is fitted with a range of wall mounted cupboards and base units with a rolled edge work surface incorporating a single bowl stainless steel sink. There is an integrated brushed stainless steel electric oven with matching four ring electric hob and brushed stainless steel extractor hood above. There is a double glazed door leading to the store area to the side, a PVC double glazed window and extractor fan to the side, wood style vinyl floor covering and appliance recesses.

STORE

This is presently used as a crafts room by the owners and has timber framed double glazed windows to the side and rear, and finished with a laminate floor covering.

LOBBY / UTILITY

This is a useful space, it has plumbing for a washing machine, space for a fridge freezer, a PVC double glazed window to the side, base unit with roll edge work surface and wood style vinyl floor covering continued from the kitchen.

CONSERVATORY

2.57m x 2.29m max (8'5" x 7'6" max)

The conservatory is of PVC construction with double glazed windows to the side and rear elevations, two double glazed doors giving access to the side and rear, tile effect vinyl floor covering and a pitched polyurethane roof.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the inner lobby to the first floor landing.

Where there is access into the loft space and doors leading off to the remaining accommodation.

BEDROOM 1

3.61m x 3.02m max (11'10" x 9'11 max)

This is a nice sized double room extending to the full width of the property with PVC double glazed window to the front, a central heating radiator, coving to the ceiling and a built in over stairs storage cupboard providing good storage space.

BEDROOM 2

3.63m x 2.46m max (11'11" x 8'1" max)

Another double bedroom with a PVC double glazed window to the rear, a central heating radiator and coving to the ceiling.

BATHROOM

The landing steps down into the bathroom which has a three piece white suite comprising of a low flush w/c, pedestal wash hand basin and panelled bath with mixer tap shower head. There is a built in cupboard which houses the gas central heating boiler, full ceramic tiling to the walls, a PVC double glazed window to the rear, tile effect vinyl floor covering and access to the roof void, as well as halogen spotlights in the centre of the ceiling.

OUTSIDE

To the front of the property there is a small fore court laid to gravel with brick built wall and cast iron fencing to the boundary, cast iron gate and a concrete access pathway to the entrance vestibule.

REAR COURTYARD

The rear courtyard is laid to concrete and gravel, with concrete post and timber fencing to the boundary.

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 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	