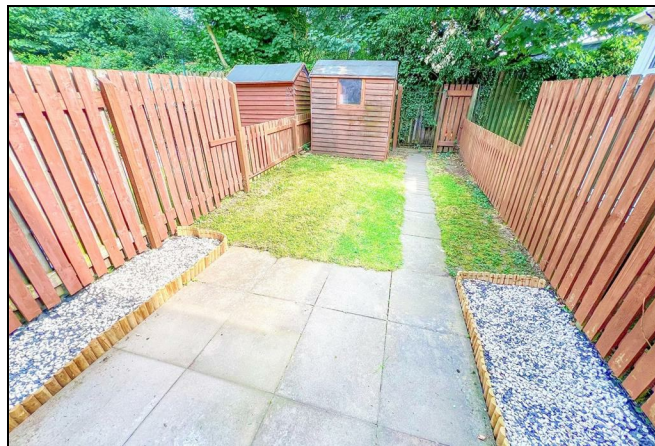
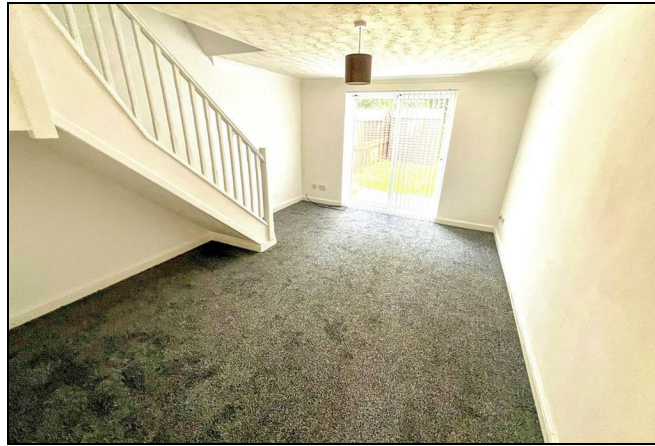


# horton knights of doncaster



35 Astcote Court, Kirk Sandall, Doncaster, DN3 1SE



\*\*\* GUIDE PRICE £140,000 - £150,000 \*\*\*

Set in the village of Kirk Sandall, a ready to move into 2 bedroom mid terraced house offered with no onward chain.

Tucked away in this delightful cul-de-sac with a nice open green area to the front, this mid terraced house benefits from gas fired central heating via a combi boiler, PVC double glazing throughout and briefly comprises: Entrance hall, fitted kitchen, good sized lounge, first floor landing, 2 really well proportioned double bedrooms and a bathroom. Outside, the property has allocated parking, a forecourt and an enclosed rear garden. One of the main features of the property is it's fantastic location for amenities including Kirk Sandall railway station which is literally just down the road, local shops, supermarkets and access to the motorways if required. The property is offered with no onward chain, is in ready to move into condition and would suit a range of buyers. Early internal viewing is recommended to appreciate all it has to offer.

Guide Price £140,000

## ACCOMMODATION

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

## ENTRANCE HALL

With coving to the ceiling, a central heating radiator and doors leading to the ground floor accommodation.

## FITTED KITCHEN

2.59m x 2.39m (8'6" x 7'10")

A smart fitted kitchen with a range of wall mounted cupboards and base units finished with a rolled edge work surface incorporating a single bowl and single drainer sink unit with attractive ceramic tiled splashbacks. There is an integrated electric oven with a four ring gas hob and an extractor hood above plus appliance recesses for a washing machine and a tall fridge freezer. There is a recently fitted wall mounted gas fired combination boiler (still under warranty), new wood style flooring and a PVC double glazed window to the front.

## LOUNGE

4.72m x 3.61m (15'6" x 11'10")

The lounge is a lovely size and extends to the full width of the property, there are double glazed patio doors leading onto the rear garden, a double panel central heating radiator, coving to the ceiling and stairs rising to the first floor accommodation.

## FIRST FLOOR LANDING

Doors lead off to the bedrooms and bathroom.

## BEDROOM 1

3.68m x 1.68m (12'1" x 5'6")

A really nice sized double bedroom with a PVC double glazed window overlooking the rear garden, a central heating radiator and a bank of fitted wardrobes providing ample hanging rail and shelving space.

## BEDROOM 2

3.66m x 3.58m (12'0" x 11'9")

This is a really good sized room for a second bedroom, there is a PVC double glazed window to the front, a central heating radiator and loft access.

## BATHROOM

Fitted with a 3 piece suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath with a shower screen and mixer tap attachment with a shower head. There is ceramic tiling to the bathing and splashback areas, a wood style vinyl floor covering, an extractor fan, a PVC double glazed window to the front, a shaving socket, a double panel radiator and a built in storage cupboard.

## OUTSIDE

To the front of the property, there is an open plan gravel forecourt with an access pathway to the front entrance door. Set away from the property are two allocated parking spaces.

## REAR GARDEN

A nice tidy rear garden which is laid predominantly to lawn with a paved access pathway, timber fencing to the boundary and an iron gate giving access to the passage way at the rear plus a useful timber storage shed.

## AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, Age various.

HEATING - Gas radiator central heating via a new combination boiler. Currently under warranty.

COUNCIL TAX - Band A.

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, O2 and Vodafone.

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

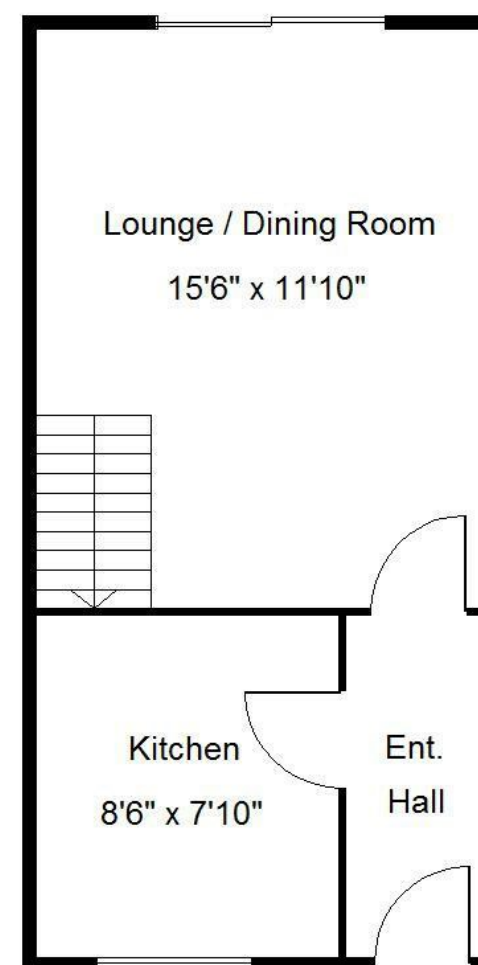
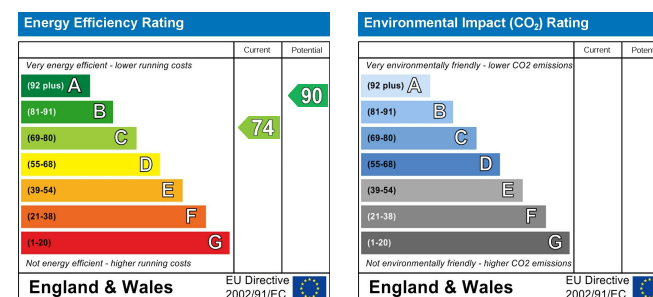
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

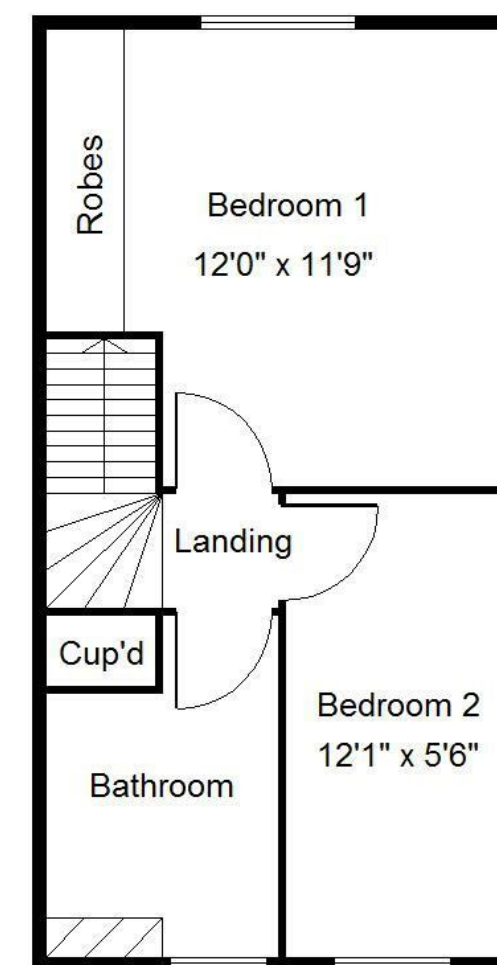
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Ground Floor



First Floor