

horton knights of doncaster

sales
lettings
and service



Wood View, Conisbrough, Doncaster, DN12 2BJ
Price £200,000

MUST BE VIEWED.... This large 4 bedroom detached bungalow sits on a generous plot in this lovely part of Conisbrough.

The property benefits from gas fired central heating, double glazing and comprises; Entrance hall, open plan lounge/ dining room, kitchen, inner lobby, four good sized bedrooms, bathroom, plus a conservatory off bedroom 3. Outside the property is equally well served with an open plan front garden, ample off street parking with a long driveway, detached double garage and a generous rear garden. Good access to amenities within Conisbrough including a good variety of shops, supermarkets, bus routes etc. The property is offered with early vacant possession, viewing could not be more highly recommended.

ACCOMMODATION

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

ENTRANCE HALL

With a single panel radiator, a built in cupboard and a door leading into the lounge/ dining room.

OPEN PLAN LOUNGE/ DINING ROOM

20'4" max x 16'10" max (6.20m max x 5.13m max)
Having double glazed windows to the front and side elevations, two central heating radiators, coving to the ceiling and a fireplace with timber surround and marble effect inset, hearth and living flame gas fire.

KITCHEN

13'10" x 10'10" max (4.22m x 3.30m max)
Having a range of wall mounted cupboards and base units with a rolled edge work surface over. There are tiled splashbacks, a single bowl stainless steel sink, gas and electric cooker points, appliance recesses, a central heating radiator, gas central heating boiler and a pvc double glazed door and window to the side elevation.

INNER LOBBY

There is a central heating radiator, access into the loft space and doors leading off to the remaining accommodation.

BEDROOM 1

12'4" x 11'0" max (3.76m x 3.35m max)
Has a double glazed window to the rear and a central heating radiator.

BEDROOM 2

12'2" max x 11'0" (3.71m max x 3.35m)
With a double glazed window to the side, coving to the ceiling and a central heating radiator.

BEDROOM 3

12'4" x 9'1" (3.76m x 2.77m)
Has a double glazed window to the side, double glazed sliding patio doors giving access into the conservatory, a central heating radiator and laminated flooring.

CONSERVATORY

10'9" x 9'10" (3.28m x 3.00m)
Comprising of a brick built dwarf wall with double glazed windows to the side and rear elevations and French doors giving access to the rear.

BEDROOM 4

9'0" x 8'10" (2.74m x 2.69m)
With a double glazed window to the side elevation, a central heating radiator and laminated flooring.

BATHROOM

Having a low flush w/c, pedestal wash hand basin, panelled bath and separate shower cubicle. There is an airing cupboard with jacketed hot water cylinder, a central heating radiator, fully tiled walls, laminated flooring and a double glazed window to the side.

OUTSIDE

To the front of the property there is an open plan garden and a block paved driveway with double iron gates giving access to the side of the property, where the driveway extends to provide further off street parking. This in turn gives access to a detached double garage.

REAR GARDEN

The rear garden is enclosed and has concrete posts 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, where stated.

HEATING - The property has a gas radiator central heating system fitted.

COUNCIL TAX - This property is Band C.

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

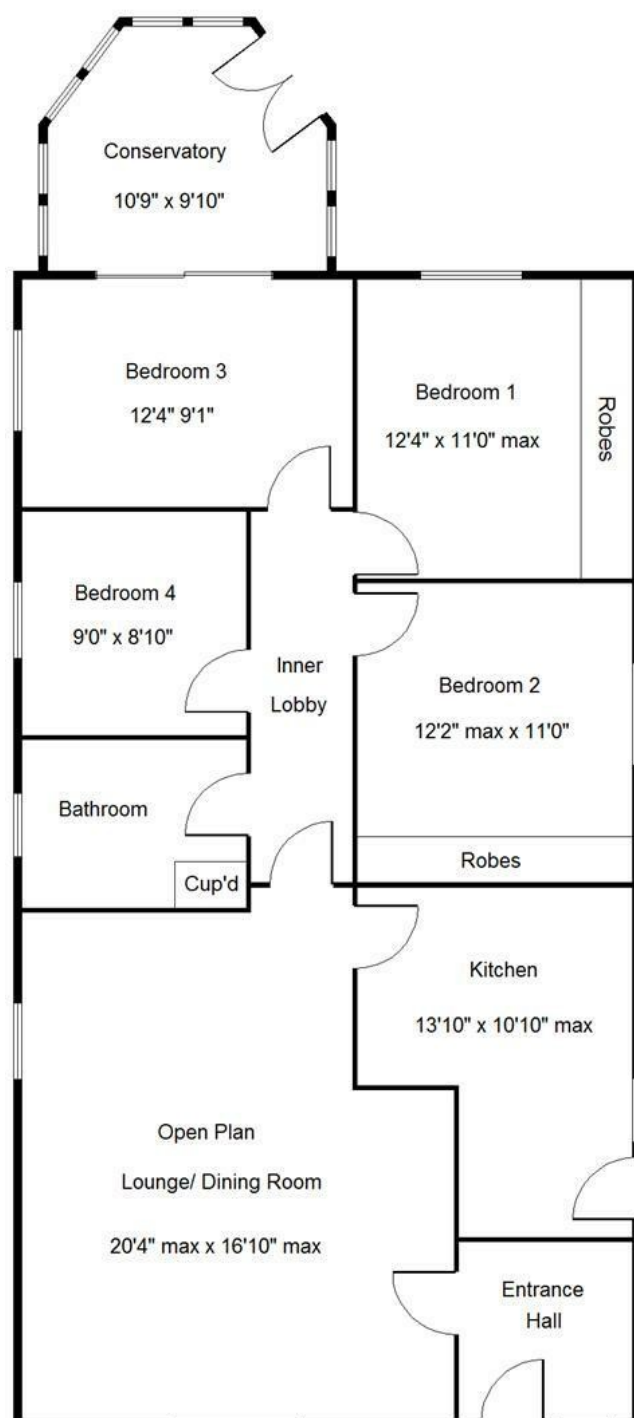
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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		
(92 plus) A		
(81-91) B		
(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	

