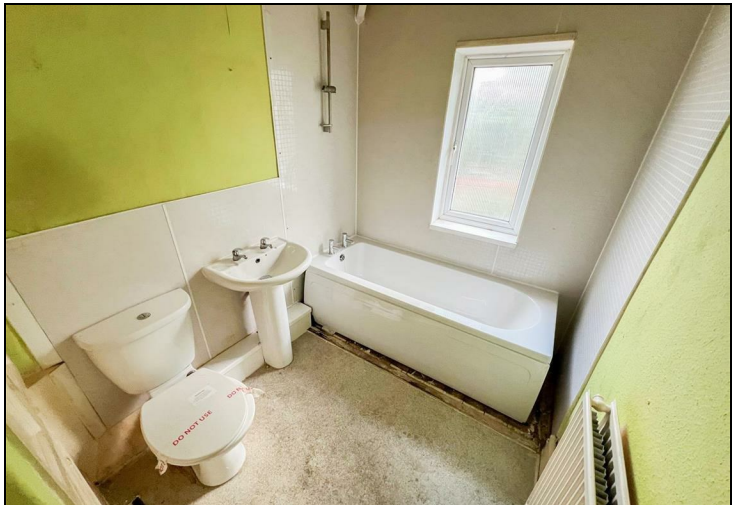


# horton knights of doncaster

131

131 Craithie Road, Town Moor, Doncaster, DN2 5EG



131 Craithie Road, Town Moor, Doncaster, DN2 5EG - We are in receipt of an offer of £129,950 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

**MUST BE VIEWED.....** Set in this very popular urban area, close to Doncaster city centre, this traditional style 3 bedroom semi-detached house.

The accommodation on offer benefits from partial gas central heating, double glazing and comprises: Entrance hall, lounge, separate dining room, kitchen, first floor landing, three good sized bedrooms and a bathroom with a white suite. Outside the property has a forecourt, off street parking and a good sized rear garden. This property is offered with early vacant possession with no onward chain, but its real feature is its location. It is located within reach of so many local amenities including Town Moor, Doncaster city centre, schools, bus routes, supermarkets etc. Viewing is highly recommended for all this property has to offer.

**Asking Price £129,950**

## ACCOMMODATION

There is a PVC entrance door which gives access into the property's entrance hall.

## ENTRANCE HALL

With stairs rising to first floor, a double panel radiator, coving to the ceiling, under stairs storage and doors lead off to the ground floor accommodation.

## LOUNGE

4.29m x 3.76m max (14'1" x 12'4" max)

The lounge has a PVC double glazed square bay window to the front with a double panel radiator, original style coving to the ceiling and a fire surround and hearth.

## DINING ROOM

4.57m x 3.28m max (15'0" x 10'9" max )

A second reception room, having a double glazed square bay window to the rear and a double panel radiator.

## KITCHEN

2.82m x 2.26m max (9'3" x 7'5" max )

There are wall mounted cupboards and base units, a rolled edge work surface, electric cooker point, single bowl stainless steel sink, PVC double glazed door and window to the rear and double glazed window to the side, and a wall mounted gas central heating boiler.

## FIRST FLOOR LANDING

There is a PVC double glazed window to the side, access into the loft space and doors leading off to the bedrooms and bathroom.

## BEDROOM 1

3.78m x 3.58m max (12'5" x 11'9" max)

A good sized double room, with a PVC double glazed window to the front, picture rail to the walls and a double panel radiator.

## BEDROOM 2

3.94m x 3.25m max (12'11" x 10'8" max )

This is another excellent sized room which has a PVC double glazed window to the rear elevation.

## BEDROOM 3

2.90m x 2.29m max (9'6" x 7'6" max )

With a PVC double glazed window to the rear elevation.

## BATHROOM

The house bathroom is fitted with a three piece white suite comprising low flush W/C, pedestal wash hand basin and a panelled bath. There is a built in cupboard, a window to the front and a double panel radiator.

## OUTSIDE

To the front of the property there is a fore courted front area laid to gravel with brick built wall to the front boundary. The property also has a paved driveway providing off street parking.

## REAR GARDEN

The rear garden is laid mainly to gravel with some mature trees and shrubs and concrete post and timber fencing to the outer boundary.

## AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler unknown.

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.

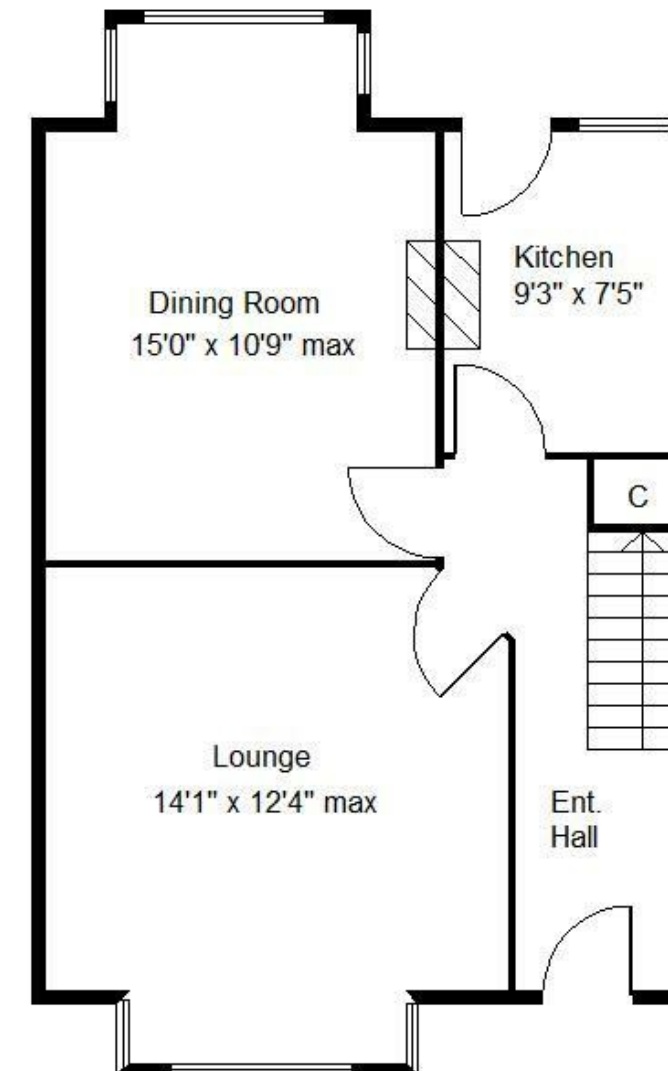
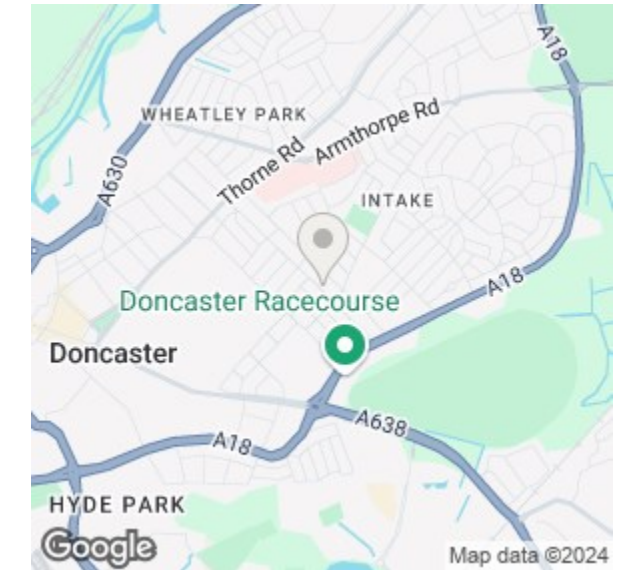
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance.

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.

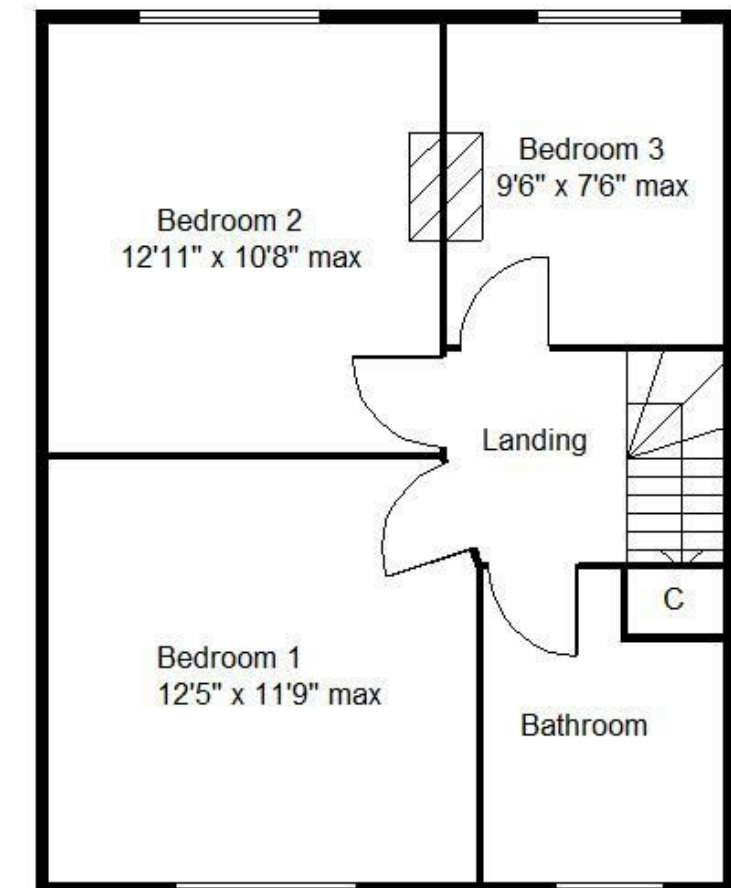
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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](http://www.hortonknights.co.uk)

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	



Ground Floor



First Floor