

sales
lettings
and service

horton knights of doncaster



Herbert Close, Off York Road, Doncaster, DN5 9BD
Guide Price £140,000

IMMACULATE REFURBISHED 2 DOUBLE BEDROOM SEMI / 2 PARKING SPACES / CONTEMPORARY OPEN PLAN BREAKFAST KITCHEN / NEW WHITE BATHROOM / SOUTH FACING REAR GARDEN / LARGE TIMBER FRAMED OUTBUILDING / NO CHAIN / VIEWING ESSENTIAL //

Popular roadway just off York Road, with good central access, a beautiful fully refurbished semi detached house. It has a gas radiator central heating via a modern combi boiler 2022, full re-wire and fuse board April 2024, pvc double glazing and comprises: Entrance into a modern contemporary styled breakfast kitchen, spacious rear facing lounge with pvc doors onto the south facing rear garden, first floor landing, 2 very large bedrooms and a brand new white bathroom. Outside there is 2 x off road parking and a lovely low maintenance enclosed South facing rear garden. Close to amenities on York Road, including a wide variety of shops etc, plus access to the A1 and motorway network. PRICED TO SELL EARLY VIEWING ESSENTIAL.

ACCOMMODATION

A PVC double glazed entrance door with matching double glazed side screens leads into the property's open plan breakfast kitchen.

OPEN PLAN BREAKFAST KITCHEN

16'1" x 13'10" max (4.90m x 4.22m max)

This is probably better demonstrated by the floorplan and photographs, a beautifully finished kitchen which includes a range of high and low level units finished with a high gloss grey cabinet door and a contrasting roll edge work surface with a twin circular bowl and drainer set including a spray style mixer tap. Integrated appliances include a four ring ceramic hob, an integrated oven and an extractor hood. There is plumbing and space for an automatic washing machine. The work surface extends to provide a peninsula style breakfast bar with cupboards underneath. There are two PVC double glazed windows to the front and side elevations, a central heating radiator, a modern herringbone laminate floor covering.

From here, there is a staircase with ornate spindled rail which leads to the first floor accommodation and there is a door into the rear facing lounge.

LOUNGE

16'2" x 11'0" max (4.93m x 3.35m max)

The lounge is a particularly good sized room, it has PVC double glazed double opening doors which lead out onto the rear garden, a modern laminate floor covering, a central heating radiator and an ornate fireplace with decorative tiling inset, coving to the ceiling and a central ceiling light.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side, an access point into the loft space, a hard wired smoke alarm and a central ceiling pendant light.

BEDROOM 1

16'1" x 11'0" max (4.90m x 3.35m max)

A very large double bedroom, it has a broad PVC double glazed window with an outlook over the property's rear garden, a central heating radiator, laminate flooring and a central ceiling pendant light.

BEDROOM 2

13'4" x 9'8" max (4.06m x 2.95m max)

Again this is a good sized second double bedroom, it has a PVC double glazed window to the front, a central ceiling pendant light, a central heating radiator and deep built in cupboards concealing hanging rail and storage.

BATHROOM

7'1" x 6'2" max (2.16m x 1.88m max)

This is fitted with a new white suite that comprises of a panelled bath with free flow waster fall style mixer tap, a thermostatic shower over the bath including a rainfall style shower head, a wash basin inset to a vanity unit and a low flush W/C. There is herringbone laminate flooring, two PVC double glazed windows to the front and side elevations with fitted blinds, an extractor fan and a central ceiling light.

OUTSIDE

To the front of the property, there is a dropped curb giving access to a large pebbled area to the front which provides off road parking for two cars side by side, with concrete post and timber fencing to the boundary.

REAR GARDEN

The rear garden enjoys a beautiful Southerly aspect and therefore has the sun for the longest part of the day, it is all enclosed with concrete posts and timber fencing to the perimeters and has an artificial lawn for easier and lower maintenance which leads onto a

decked patio and sitting area. There is a further large timber workshop this could also be easily used as an external hobby room plus a large integrated external store with a composite door.

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 March 2022.

ELECTRICS - Full re-wire and fuse board April 2024. 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, 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.

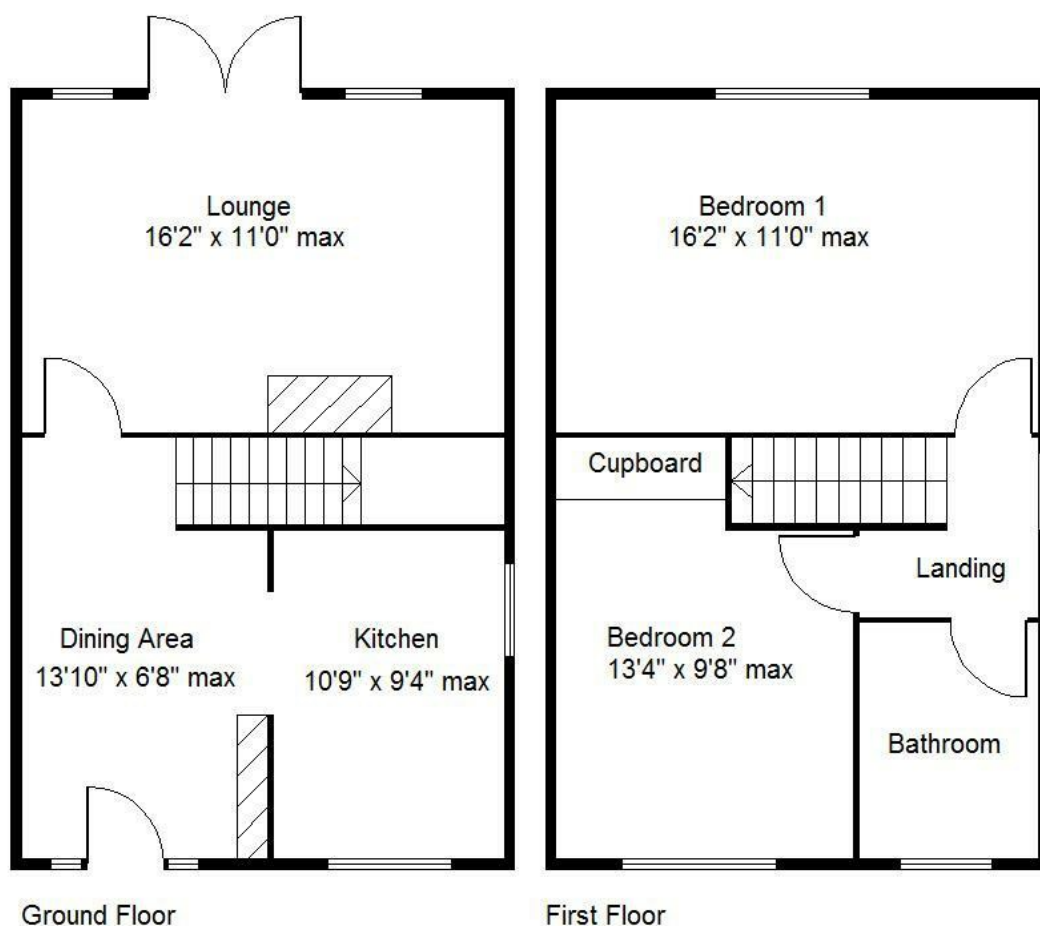
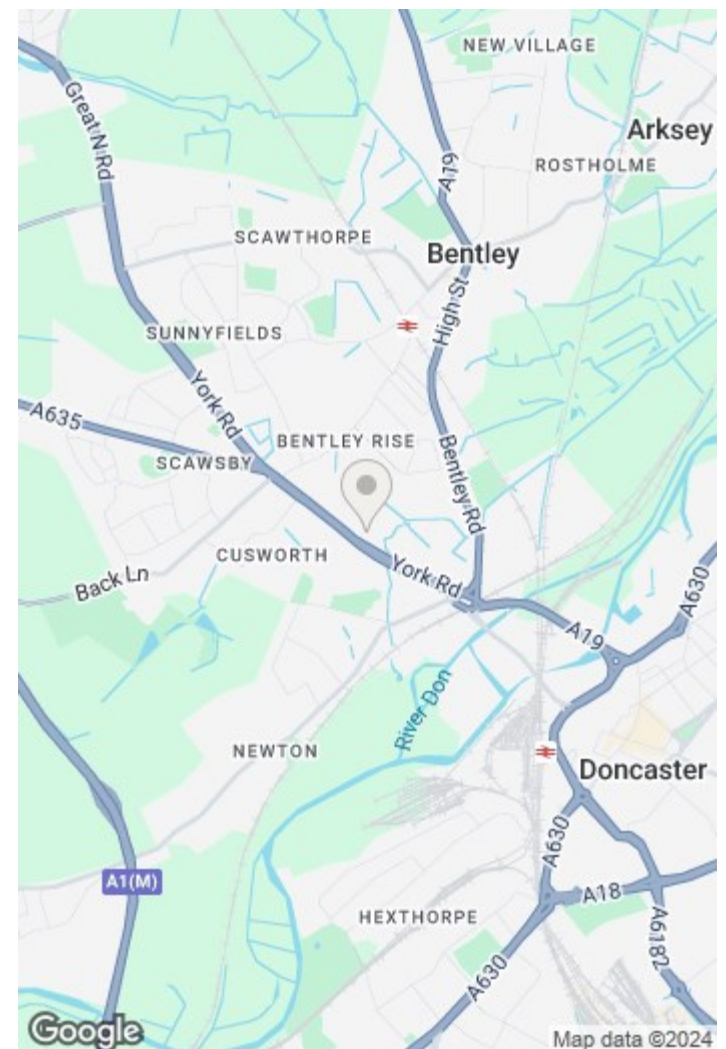
PROPERTY PARTICULARS - We endeavour to make

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

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		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	71	EU Directive 2002/91/EC	85