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Selkirk Avenue, Warmsworth, Doncaster, DN4 9PQ
Offers Over £170,000



TRADITIONAL 3 BEDROOM SEMI DETACHED HOUSE / GOOD SIZED GARDENS / NEW COMBI BOILER INSTALLED 2023 / DETACHED BRICK GARAGE AND SIDE DRIVEWAY / NO CHAIN / EARLY VIEWING RECOMMENDED //

Located on this popular roadway within Warmsworth, a good size traditional style 3 bedroom bay fronted semi detached house. Whilst the property does require some updating, it offers a huge amount of potential and therefore early viewing is recommended. Fitted with a gas radiator central heating system via a newly installed combi boiler (2023), PVC double glazing, it briefly comprises: Entrance hall with stairs to first floor, lounge, separate dining room, breakfast kitchen, first floor landing, 3 good sized bedrooms and a bathroom. Outside are front and rear gardens, the rear is a particularly good size with screening along the rear boundary line plus there is a detached brick garage. Well placed with access to local amenities within Warmsworth plus easy access to the A1 and motorway networks. Priced to sell, viewing is highly recommended.

ACCOMMODATION

A PVC double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This has a tall built in cloaks style cupboard, stairs leading to the first floor accommodation, a PVC double glazed window, a ceiling light, a smoke alarm, a central heating radiator and a door into the lounge.

LOUNGE

13'2" into bay x 13'0" (4.01m into bay x 3.96m)
An attractive front facing reception room having a PVC double glazed bay window to the front, a gas fire set onto a tiled hearth, a ceiling light and a central heating radiator. A glazed door leads into a separate dining room.

DINING ROOM

10'6" x 8'8" (3.20m x 2.64m)
This has a PVC double glazed window to the rear, a ceiling light, a central heating radiator and a door into the kitchen.

BREAKFAST KITCHEN

10'6" x 10'3" (3.20m x 3.12m)
This can also be independently accessed from the entrance hall, it is a good size, fitted with a range of high and low level units finished with a single drainer stainless steel sink unit. There is a four ring gas hob with an extractor above, an integrated double oven, room for a tall fridge freezer, a central heating radiator, a PVC double glazed window, a PVC double glazed exterior door and a vinyl floor covering plus a deep understairs storage cupboard with utility shelving.

FIRST FLOOR LANDING

There is a PVC double glazed window, a central ceiling light, an access point into the loft space with a retractable ladder and doors to the bedrooms and bathroom.

BEDROOM 1

13'7" x 11'7" (4.14m x 3.53m)
A large double bedroom, this has a deep PVC double glazed bay window to the front, a ceiling light, a central heating radiator and fitted wardrobes.

BEDROOM 2

11'6" x 8'7" to robes (3.51m x 2.62m to robes)
A good sized second double bedroom, there is a PVC double glazed window to the rear, fitted wardrobes, a deep boiler cupboard housing the gas fired boiler which supplies domestic hot water and central heating systems, a central heating radiator and a ceiling light.

BEDROOM 3

7'7" x 7'6" (2.31m x 2.29m)
A comfortable single bedroom, this has a PVC double glazed window to the front, a central heating radiator and a ceiling light.

BATHROOM

Fitted with a traditional white suite comprising of a cast iron panelled bath, a wash hand basin and a low flush W/C. There is tiling to the four walls, floor tiling, a towel rail/ radiator, a PVC double glazed window and a ceiling light.

OUTSIDE

The property stands on an attractive plot, to the front there is a lawned garden with shaped flower beds and borders stocked with a variety of shrubs and plants, a further ornamental flower bed, double opening gates

give access onto a side driveway which leads to a detached brick garage.

DETACHED BRICK GARAGE

This has an up and over door, power and light laid on, a personnel door and a window to the side.

REAR GARDEN

The rear garden is cultivated and creates an allotment style garden, designed for growing fruit and veg. There is concrete post and timber fencing to the perimeters, low level conifer hedging to the sides and further maturing trees and shrubs to the providing screening along the rear boundary line.

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 2022/23?

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to xxxx mbps and upload speeds of up to xxxx 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

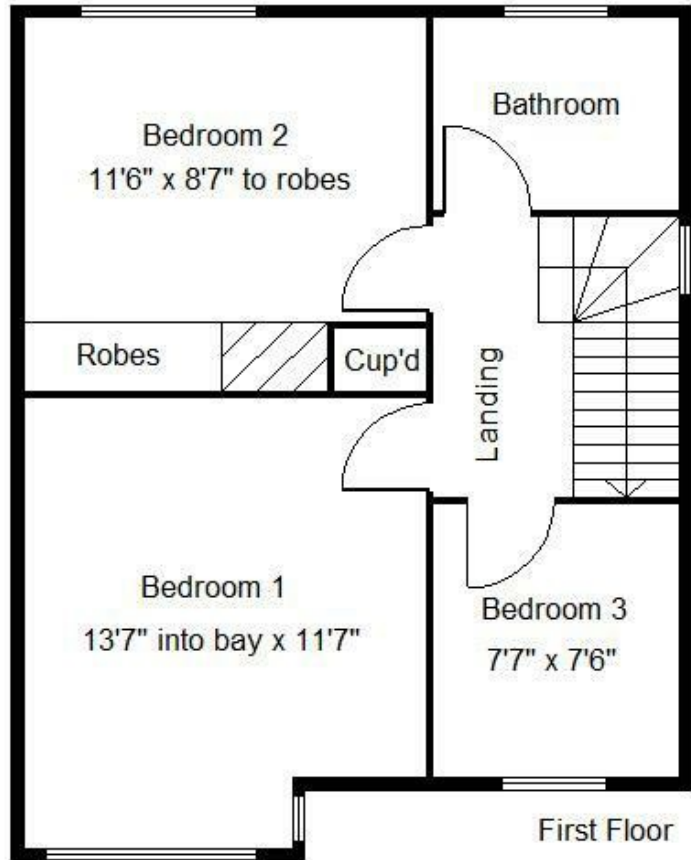
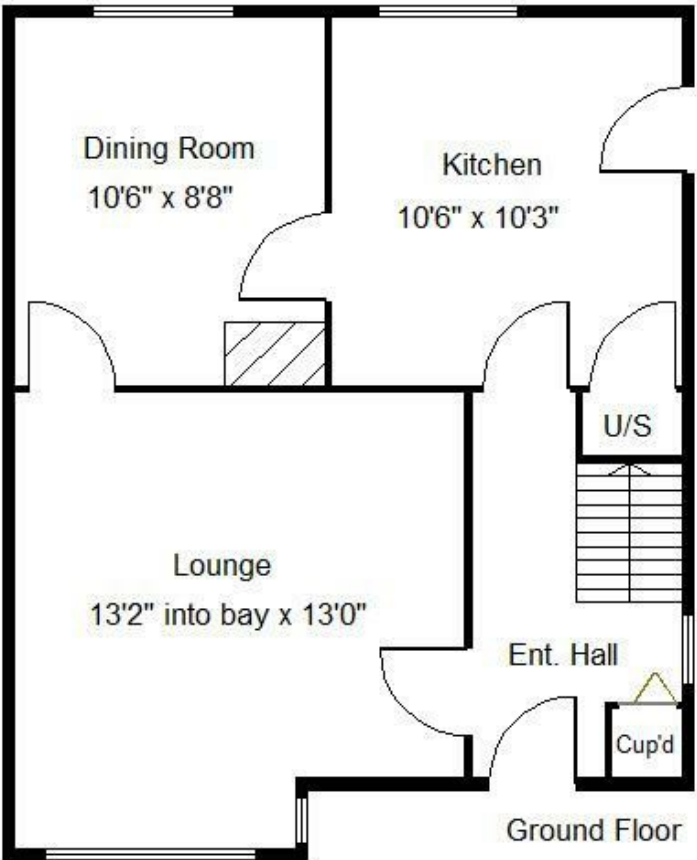
contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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	