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Apple Grove, Auckley, Doncaster, DN9 3ES
Offers Over £170,000

LARGE 3 BEDROOM SEMI DETACHED HOUSE / REMODELLED TO CREATE MORE PRACTICAL LIVING INCLUDING A MODERN KITCHEN / 3 GOOD SIZED BEDROOMS / MODERN SHOWER ROOM / BEAUTIFUL SOUTHERLY FACING REAR COURTYARD STYLE GARDEN / AMPLE CAR PARKING / VIEWING ESSENTIAL //

Located on this popular development, an attractive and good sized three bedroom semi detached house. The property has a gas radiator central heating system via a combination type boiler, pvc double glazing, and briefly comprises: Front entrance porch into an entrance hall with stairs to first floor, ground floor w/c, spacious open plan lounge/ dining room, modern fitted kitchen with integrated cooking appliances, separate utility and large brick store, first floor landing, three good sized bedrooms, and a modern shower room. The rear garden is a southerly facing corner garden, with a beautifully landscaped and perfect entertaining area. Well placed with access to local amenities including very popular schools, plus easy access via the Great Yorkshire way to Doncaster City Centre, Lakeside retail and leisure plus the motorway networks. **VIEWING IS ESSENTIAL!**

ACCOMMODATION

A pvc double glazed entrance door leads into the entrance porch.

ENTRANCE PORCH

This has a pvc double glazed window, vinyl flooring, a central ceiling light and a glazed inner door leading into the hallway.

ENTRANCE HALL

From here, a staircase gives access to the first floor accommodation, there is a deep under stairs storage cupboard, a central ceiling light and door to the ground floor w/c.

GROUND FLOOR W/C

Fitted with a modern white two piece suite comprising of a low flush w/c, a wash hand basin, a timber casement window, a ceiling light, an extractor fan and a vinyl floor covering.

OPEN PLAN LOUNGE & DINING ROOM

23'8" x 11'9" max (7.21m x 3.58m max)
This is a large bright open plan living space, probably better demonstrated by the floor plan and photographs. It has two pvc double glazed windows with an outlook over the property's rear garden, two central heating radiators, two central ceiling lights, a modern laminate floor covering and a door leading into the kitchen.

FITTED KITCHEN

11'0" x 9'1" max (3.35m x 2.77m max)
Fitted with a range of modern high and low level units finished with a roll edge work surface and tiled splash back. There is a four ring gas hob with an extractor

hood above, an integrated oven, plumbing for an automatic washing machine and further domestic appliance recesses. A pvc double glazed window gives an outlook to the front, there is a laminate floor covering, a central ceiling light, a central heating radiator and a door to the side lobby / utility.

SIDE LOBBY / UTILITY

13'0" x 7'6" max (3.96m x 2.29m max)
This is a very useful room, with space and electric laid on for a tumble dryer, fridge freezers etc. There is a pvc double glazed door to the front and a second door to the rear, a wall light and deep storage perfect for bicycles etc.

FIRST FLOOR LANDING

There are two pvc double glazed windows to the front, a ceiling light and a deep built in storage cupboard housing the gas fired combination type boiler which supplies domestic hot water and central heating systems.

BEDROOM 1

12'8" x 10'3" max (3.86m x 3.12m max)
A large rear facing double bedroom, it has a central heating radiator, a double in built wardrobe and a pvc double glazed window with an outlook over the property's rear garden.

BEDROOM 2

10'2" x 8'10" max (3.10m x 2.69m max)
A good sized second double, it has a pvc double glazed window with an outlook to the rear, an in built double wardrobe, a central heating radiator and a ceiling light.

BEDROOM 3

9'10" x 7'7" max (3.00m x 2.31m max)
A comfortable third bedroom, (this is presently used as a walk-in wardrobe), it has a pvc double glazed window to the front, a central heating radiator, a built in storage cupboard and a ceiling light.

SHOWER ROOM

This is fitted with a modern white suite that comprises of a walk-in shower, a wash hand basin inset to a vanity unit and a low flush w/c. There are two pvc double glazed windows, a modern cube style contemporary radiator, access into the loft space and a ceiling light.

OUTSIDE

The property stands on a particularly large corner plot with gardens to the front, side and rear. To the side, there is a dropped curb which gives access onto a patterned concrete style parking area, with a further hard landscaped front garden, designed for easier and lower maintenance.

REAR GARDEN

To the rear there is a large enclosed garden area, it has been decked and landscaped to provide a beautiful south facing entertainment space. It has timber fencing to the perimeters plus a pedestrian gate onto the rear. There is also a covered lean-to which provides shelter to an outside bar area where there is also a hot tub, which could be available by separate negotiation.

AGENTS NOTES:

TENURE - FREEHOLD. There is an estate management fee of £168.00 per annum.

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 5 years May 2019.

COUNCIL TAX - Band A.

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

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