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horton knights of doncaster



Auckland Road, Doncaster, DN2 4AG  
Asking Price £260,000

**TRADITIONAL STYLE DOUBLE BAY FRONTED SEMI-DETACHED HOUSE / EXTENDED IN THE MID 80'S / TWO LARGE DOUBLE BEDROOMS / LARGER THAN AVERAGE THIRD BEDROOM / DETACHED GARAGE //**

This substantial, traditional style double bay fronted semi-detached house, sits in this lovely urban position, it has been extended in the mid 80's and has gas central heating, with majority pvc double glazing and comprises; Entrance hall, lounge, separate sitting room, dining room, kitchen, utility room, and ground floor w/c. Whilst to the first floor there is a spacious landing, two large double bedrooms, a larger than average third bedroom, plus a shower room and separate w/c. Given its urban location close to the city centre, it can offer great access to local amenities whilst at the same time also having off street parking with a detached garage which is valuable in this type of location. The property is offered with no onward chain, viewing is recommended and essential to appreciate the real size of the house.

**ACCOMMODATION**

PVC double glazed french style doors give access to an entrance vestibule, which has a ceramic tiled floor, a beautiful timber and glazed door with side screens and stained-glass insets, giving access to the entrance hall.

**ENTRANCE HALL**

There is a central heating radiator, picture rail, deep coving to the ceiling, stairs rising to first floor, a walk-in cloaks cupboard with a double glazed window to the front, and doors leading off to the remaining ground floor accommodation.

**LOUNGE**

**17'3" x 12'10" max (5.26m x 3.91m max )**

The lounge is situated at the front of the property and has a pvc double glazed bay window, double panel central heating radiator, original style picture rail to the walls, coving to the ceiling and a decorative timber fire surround incorporating a gas fire set into a raised hearth.

**SITTING ROOM**

**17'1" x 12'5" max (5.21m x 3.78m max )**

Another generous sized room, this time at the rear of the property, it has a pvc double glazed square bay window, enjoying the view over the garden to the rear, double panel radiator, decorative brick style fire surround, incorporating a gas fire set onto a raised hearth, original style picture rail and coving to the ceiling.

**DINING ROOM**

**10'7" x 13'0" max (3.23m x 3.96m max )**

Again, having a pvc double glazed square bay window to the rear, a central heating radiator, delft rail to the walls, and a door that gives access to a staircase down into the cellar.

**KITCHEN**

**13'6" x 16'3" max (4.11m x 4.95m max )**

This area of the house forms the extended section of the property and provides a really nice spacious kitchen. With wood style wall mounted cupboards and base units, a rolled edge

work surface incorporating a one and a half bowl sink unit with mixer tap. There is an integrated five ring gas hob, extractor hood above, electric fan assisted oven, matching grill, ceramic tile splashbacks with matching ceramic tiled floor, built in cupboard to the chimney breast, plumbing for a washing machine and other appliance recesses. Pvc double glazed windows to the front and rear elevations letting in plenty of light, with a timber and glazed door leading to the utility room.

**UTILITY ROOM**

Having a ceramic tiled floor, base units with rolled edge work surface, double glazed window to the rear elevation, double glazed door to the side, ceramic tiled flooring, and a central heating radiator.

**GROUND FLOOR W/C**

Fitted with a low flush w/c, ceramic tiled floor continued from the utility room, double glazed window to the rear, and a wall mounted electric heater.

**FIRST FLOOR ACCOMMODATION**

As previously mentioned, stairs rise from the entrance hall to the first-floor landing. The landing opens up into a really nice and spacious area, and has a large pvc double glazed window stretching from the entrance hall level to first floor level with stained glass inset. There is a built in cupboard which houses the gas central heating boiler, and doors leading off to the remaining accommodations.

**BEDROOM 1**

**17'9" x 10'9" max (5.41m x 3.28m max )**

A really nice sized double room with a wall of pine wardrobes and overhead storage cupboards, an inbuilt dressing area to the right-hand side of the room, pvc double glazed window to the front, central heating radiator, picture rail, and coving.

**BEDROOM 2**

**15'0" x 12'4" max (4.57m x 3.76m max )**

Having a pvc double glazed window enjoying the view over the rear garden, central heating radiator, and picture rail.

**BEDROOM 3**

**9'10" x 8'5" max (3.00m x 2.57m max )**

For a traditional style semi this is a larger than average third bedroom, and has a pvc double glazed window to the front, central heating radiator, wood style laminated flooring and coving to the ceiling.

**SEPARATE W/C**

Fitted with a white low flush w/c, pvc double glazed window to the rear, dado rail, ceramic tiled floor, and a small loft hatch.

**SHOWER ROOM**

Fitted with a corner set shower cubicle with a wall mounted electric shower, brushed aluminium and glass shower screen, pedestal wash hand basin, ceramic tiling to the splashback areas, further ceramic tiling to the floor, central heating radiator, pvc double glazed window to the rear, and an extractor fan.

**OUTSIDE**

To the front, the property has a lovely enclosed mature garden with a variety of head row and shrubs. There is a blocked paved driveway providing off street parking and a cast iron gate from the side of the garage leads to a pathway which leads into the rear garden.

**REAR GARDEN**

The rear garden, much like the front, is well stocked and mature and offers a really nice degree of privacy, with a large wall to the rear, fencing, mature trees shrubs and flowering plants, and a circular patio in the middle of the garden.

**GARAGE**

detached concrete sectional garage which has an up and over door to the front, with a door to the side elevation and a single glazed window.

**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 TBC

COUNCIL TAX - Band C

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.

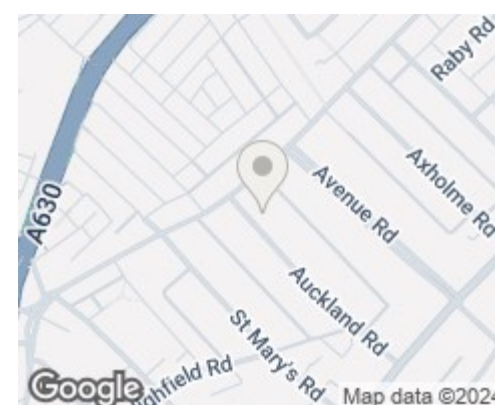
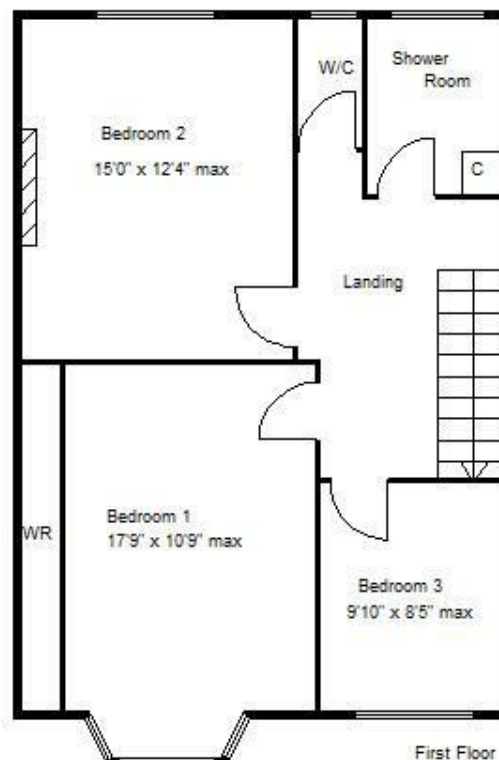
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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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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	