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Abbeyfield Road, Dunscroft, Doncaster, DN7 4AF
Guide Price £120,000 - £130,000

3 BEDROOM SEMI DETACHED HOUSE / EXCELLENT CONDITION THROUGHOUT / MODERN DECOR / LARGE REAR GARDEN / OFF ROAD PARKING / EARLY VIEWING ESSENTIAL //

An internal inspection is certainly recommended on this property to appreciate its internal fixture and fit, which includes modern decor throughout. It has a gas radiator central heating system, pvc double glazing and briefly comprises: Entrance hall, ground floor wc, open plan lounge and dining room, fitted kitchen with integrated cooking appliances, first floor landing 3 bedrooms and a modern smart white bathroom. Outside there is off road parking to the front, large rear garden with several sheds and outbuildings. Nice roadway with good access to local amenities within Duncroft and nearby Hatfield. Viewing certainly recommended.

ACCOMMODATION

There is a PVC double glazed entrance door with decorative glazed inset, which leads into the property's entrance hall.

ENTRANCE HALL

This is all smartly finished, it has a tiled floor covering, staircase leading to first floor accommodation, central heating radiator, deep understairs storage cupboard, and door to ground floor w/c.

GROUND FLOOR W/C

Fitted with a two-piece white suite comprising, low flush w/c, wash hand basin, tiled flooring, pvc double glazing, and a central ceiling light.

OPEN PLAN LOUNGE & DINING AREA

17'1" x 10'10" max (5.21m x 3.30m max)

This is better demonstrated by the floor plan and photographs. An attractive room with real oak wood flooring, two pvc double glazed double opening doors which lead out onto the rear garden, a further pvc double glazed window to the front, two central ceiling lights, and a double panel central heating radiator.

FITTED KITCHEN

8'6" x 7'8" max (2.59m x 2.34m max)

All smartly presented with a range of modern high and low level units, finished with an oak wood work surface, single drainer composite sink with contemporary style mixer tap. Integrated appliances include four ring ceramic hob with extractor hood above, and an integrated oven. There is plumbing for an automatic washing machine, a deep recess suitable for American style fridge freezer, tiled flooring, central ceiling light, and a pvc double glazed door.

FIRST FLOOR LANDING

There is a pvc double glazed window to the side, access point into the loft space, central ceiling light, and doors to bedrooms and bathroom.

BEDROOM 1

11'9" x 7'6" max (3.58m x 2.29m max)

This has a pvc double glazed window with an outlook over the rear garden, central ceiling light, central heating radiator.

BEDROOM 2

10'1" x 8'6" max (3.07m x 2.59m max)

A second double bedroom, it has a pvc double glazed window to the front, deep built in cupboard which houses a gas fired combination type boiler which supplies the domestic hot water and central heating systems, central ceiling light, and central heating radiator.

BEDROOM 3

7'9" x 7'6" max (2.36m x 2.29m max)

A comfortable sized single bedroom, it has a pvc double glazed window to the rear, central heating radiator, and a central ceiling light.

HOUSE BATHROOM

This is all smartly finished with a modern white suite comprising of a panelled bath with shower over, pedestal wash hand basin, and a low flush w/c. There is a pvc double glazed window, double panel central heating radiator, vinyl floor covering, ceiling light and an extractor fan.

OUTSIDE

To the front there is a pedestrian gate and further double gates along side, with a concrete driveway, which provides off road parking with a small lawn to the side.

REAR GARDEN

To the rear of the property there is an enclosed garden, this has concrete post, timber fencing and walling to the perimeters. There is a block paved patio and sitting area which extends across the rear elevation with a timber frame bar, this opens and leads onto a large lawn with several sheds and outbuildings, providing storage.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various, approximately 2006.

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

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.

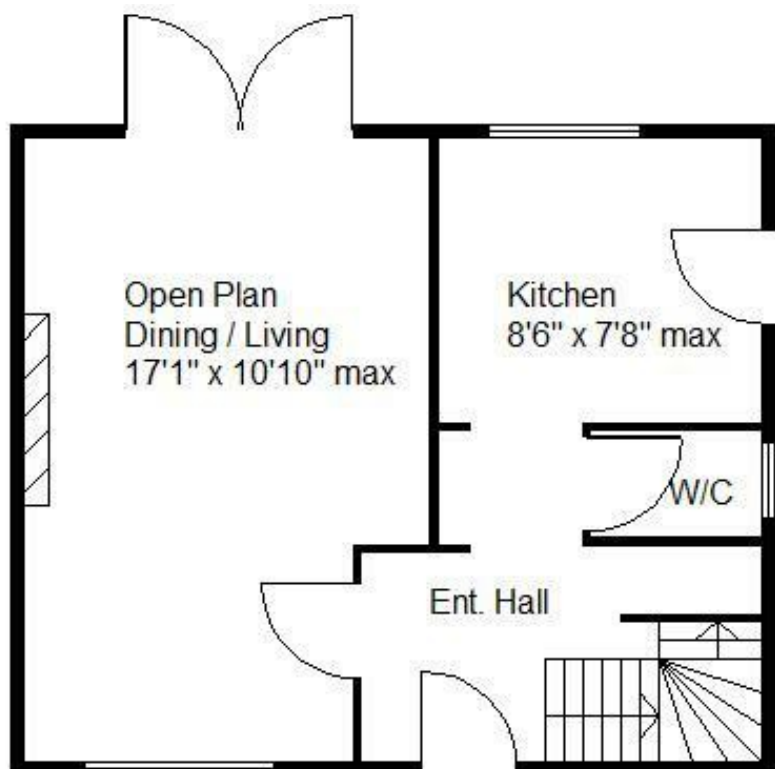
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that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

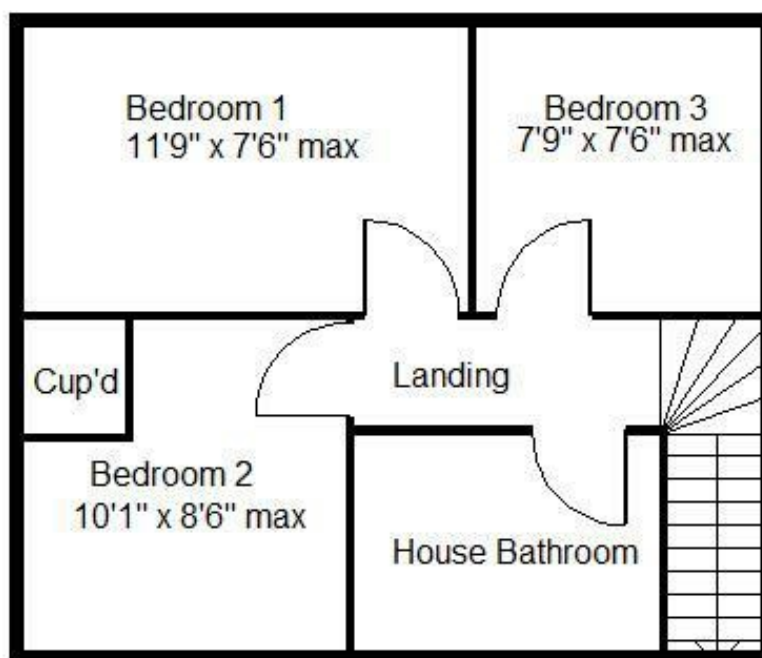
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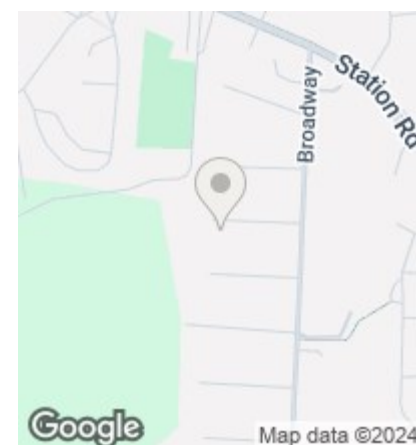
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Ground Floor



First Floor



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	