

horton knights of doncaster

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Acacia Road, Cantley, Doncaster, South Yorkshire, DN4 6NT  
Asking Price £180,000



3 BEDROOM END TERRACED HOUSE / OFF ROAD PARKING FOR TWO / OPEN ASPECT TO THE REAR / MODERN DINING KITCHEN WITH INTEGRATED APPLIANCES / 3 GOOD SIZED BEDROOMS / MODERN 4 PIECE BATHROOM / POPULAR LOCATION / VIEWING RECOMMENDED //

Located on this popular roadway, with good access to local schools and amenities, a good sized and well presented 3 bed end terraced house. The property has a gas radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entrance hall with stairs to the first floor, a spacious open plan lounge, modern dining kitchen with integrated appliances, first floor landing, 3 good sized bedrooms and a modern 4 piece bathroom which includes a separate shower enclosure. Outside are good sized gardens, there is parking to the front for 2 cars plus a nice back drop to the rear with playing fields and Cantley Woods in the distance. Easy access to amenities including good local schools, shops etc. Internal viewing is highly recommended.

ACCOMMODATION

A PVC double glazed entrance door with a matching side screen and fan light leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a central heating radiator, laminate flooring, a central ceiling light and a door into a spacious open plan lounge.

LOUNGE

**19'6" max x 12'6" max (5.94m max x 3.81m max)**  
A good size as evidenced by the room measurements, it has 2 PVC double glazed windows to the front and rear elevations, a double panel central heating radiator, a feature electric fire, 2 central ceiling lights and a continuation of the laminate flooring.

DINING KITCHEN

**19'5" max x 9'9" (5.92m max x 2.97m)**  
This is fitted with a range of modern high and low level units finished with a roll edge working surface. Integrated appliances include: a five ring gas hob with wok burner, an extractor hood, a glass splashback and an integrated oven. Plus an under counter fridge and freezer and a slimline dishwasher. Porcelain type sink unit with a mixer tap, plumbing and a recess for a washing machine. There is luxury vinyl tile style flooring, a double panel central heating radiator, PVC double glazed door and a further set of PVC double glazed double opening doors which lead out into the rear garden, a deep storage cupboard with utility shelving and inset spotlighting to the ceiling.

FIRST FLOOR LANDING

There is an access point into the loft space with fold down timber ladders, the loft also houses the gas fired

boiler which supplies the domestic hot water and central heating systems. There is a ceiling light and doors to the bedrooms and bathroom.

BEDROOM 1

**12'8" x 11'2" (3.86m x 3.40m)**  
A large double bedroom, it has a PVC double glazed window to the front, a double panel central heating radiator and a central ceiling light.

BEDROOM 2

**15'10" max x 8'1" (4.83m max x 2.46m)**  
A good sized second double bedroom, it has a PVC double glazed window with an outlook over the property's rear garden, a central heating radiator and a central ceiling light.

BEDROOM 3

**11'3" x 6'8" (3.43m x 2.03m)**  
A comfortable third bedroom, it has a PVC double glazed window to the front, a double panel central heating radiator and a ceiling light.

BATHROOM

This is fitted with a four piece suite comprising of a panelled bath with a mixer shower over, a separate shower enclosure with an independent electric shower, a wash basin inset to a vanity unit and a low flush W/C. There is a vinyl floor covering, modern waterproof walling, a PVC double glazed window, inset spotlighting to the ceiling and a contemporary style towel rail/ radiator.

OUTSIDE

To the front of the property, there is a nice wide parking area for 2 cars, side by side with a further lawned area.

REAR GARDEN

A nice wide plot, it has concrete posts and timber fencing to the perimeters, a paved patio and sitting area, a useful timber storage shed and a beautiful outlook over playing fields and Cantley Woods in the distance.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

SOLAR PANELS - Fitted and leased from a Shade Greener. Full details from the selling agent.

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

HEATING - Gas radiator central heating. Age of boiler approx 6 years old (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

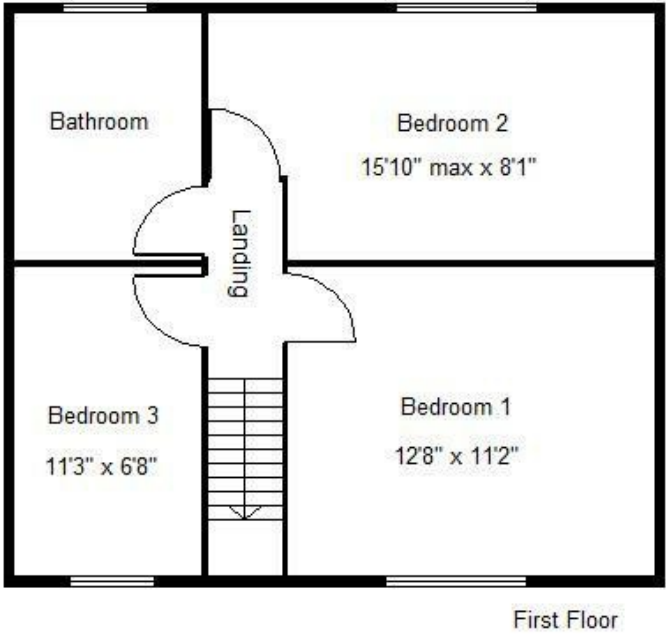
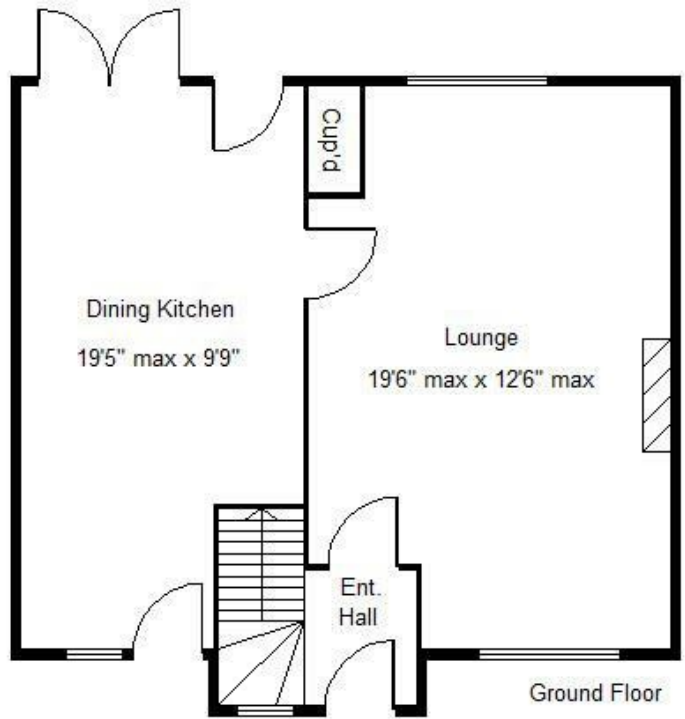
part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	