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Glyn Avenue, Doncaster, DN1 2QG  
Offers Over £110,000



3 BEDROOM PERIOD TERRACED HOUSE / 2 SEPARATE RECEPTION ROOMS / GROUND FLOOR WC & FIRST FLOOR BATHROOM / REAR COURTYARD WITH SOUTH EASTERLY ASPECT / NO ONWARDS CHAIN / PRICED TO SELL / VIEWING RECOMMENDED //

An internal viewing is recommended to fully appreciate the true potential of this large terraced house. It has a gas central heating system, pvc double glazing and comprises: Long entrance hall, 2 separate reception rooms, a large kitchen lobby and ground floor wc. First floor landing, 3 bedrooms all of which are a good size and a bathroom. Outside there is a forecourt garden and an enclosed rear yard which does enjoy a South Easterly aspect, it does offer off-road parking if preferred. Great central location within walking distance of the city centre, including all its' many and varied amenities. PRICED TO SELL. NO CHAIN.

ACCOMMODATION

A canopy gives shelter to a timber casement double glazed entrance door which leads into a long entrance hall.

ENTRANCE HALL

Typical of a traditional terraced house, there are tall ceilings, a mosaic tiled floor, a central heating radiator, a ceiling light and a door to the lounge.

LOUNGE

14'4" into bay x 10'8" (4.37m into bay x 3.25m)

A large front facing reception room with a deep PVC double glazed bay window, ornate cornicing, inset spotlighting to the ceiling, a low level built in cupboard housing the consumer unit and a central heating radiator.

DINING ROOM

15'0" max x 10'9" (4.57m max x 3.28m)

This has a PVC double glazed window to the rear, a central heating radiator, coving to the ceiling, a central ceiling light and a low level built cupboard. From here, there is a doorway into a small lobby.

INNER LOBBY

With access to an understairs storage cupboard and a door into the kitchen.

KITCHEN

15'8" x 8'3" (4.78m x 2.51m)

The kitchen is a good size, it is fitted with a range of base and wall units with a work surface over, a single drainer stainless steel sink unit, a four ring ceramic hob, a new integrated oven, a cooker hood, a double panel central heating radiator, tiled flooring and concealed behind a tall larder style cupboard is a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems. There is a PVC double glazed window, inset spotlighting to the ceiling and smoke alarm. A doorway continues to a rear lobby.

REAR LOBBY

This has a PVC double glazed door and 2 further doors into the ground floor W/C and a storage shed/ utility.

GROUND FLOOR W/C

Fitted with white suite comprising of a low flush W/C, a wash hand basin, a central ceiling light and vinyl flooring.

FIRST FLOOR LANDING

There is an access point into the 2 separate fully boarded loft spaces, a storage cupboard with hanging rail and shelving and doors to the bedrooms and bathroom.

BEDROOM 1

14'2" x 12'0" (4.32m x 3.66m)

A good sized double bedroom as evidenced by the room measurements, there are 2 tall PVC double glazed windows to the front, a central heating radiator and a central ceiling light.

BEDROOM 2

13'4" x 8'3" (4.06m x 2.51m)

Another double room, it has a PVC double glazed window to the rear, a double panel central heating radiator and a central ceiling light.

BEDROOM 3

9'3" x 8'3" (2.82m x 2.51m)

This has a PVC double glazed window to the rear, a central heating radiator and a built in wardrobe style cupboard.

BATHROOM

Fitted with a white suite comprising of a panelled bath with a new electric shower over including a new glazed shower screen, a wash hand basin and a new low flush W/C. There is a PVC double glazed window, an extractor fan, a central heating radiator and a tiled floor covering.

OUTSIDE

To the front of the property, there is a pedestrian pathway which in turn leads to the entrance hall.

REAR GARDEN

To the rear of the property, there is an enclosed courtyard style garden, this has new fencing to the rear perimeter and a pedestrian gate inset. It should be noted the rear courtyard enjoys a south easterly aspect.

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 A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 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)

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