

horton knights of doncaster

30

30 Ridgill Avenue, Skellow, Doncaster, DN6 8HS



TWO DOUBLE BEDROOM TERRACED HOUSE / REQUIRES MODERNISATION / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / NO UPWARD CHAIN / POPULAR ROADWAY / CLOSE TO AMENITIES & SHOPS / EARLY VIEWING RECOMMENDED //

Located on this popular central roadway within Skellow, a two double bedroomed terraced house. The property has PVC double glazing, gas central heating and briefly comprises; Entrance into a spacious front facing lounge, inner lobby area with stairs to first floor, separate dining kitchen, rear lobby and bathroom. First floor landing has two large double bedrooms. Outside to the front there is on street parking, to the rear there is an enclosed Court yard style garden. Well placed with access to amenities within Skellow including a good variety of shops, schools and local amenities.

Offers Over £80,000



ACCOMMODATION

A PVC double glazed entrance door leads into the lounge.

LOUNGE

3.91m x 3.68m (12'10" x 12'1")

This is a large square shaped reception room, it has a PVC double glazed window to the front, fireplace with gas fire inset, low level cupboards, central heating radiator, vinyl flooring and a doorway leads through to inner lobby.

INNER LOBBY

This has a staircase to the first floor accommodation and a second door into the dining kitchen.

DINING KITCHEN

3.94m x 3.91m (12'11" x 12'10")

This has a range of base and wall units, four ring gas hob, oven hood, one and half bowl composite sink, plumbing for washing machine, tiled flooring, PVC double glazed window, central heating radiator, ceiling light. Door from here gives access to an understairs storage cupboard.

REAR LOBBY

2.29m x 0.81m (7'6" x 2'8")

Tiled flooring, PVC double glazed exterior door.

BATHROOM

2.18m x 2.06m (7'2" x 6'9")

Fitted with a white suite comprising of a panelled bath, wash basin, low flush WC, tiling to bathing area and splashbacks, tiled flooring, PVC double glazed window, central ceiling light.

FIRST FLOOR LANDING

Ceiling light, doors leading to bedrooms.

BEDROOM ROOM 1 FRONT

3.94m x 3.94m (12'11" x 12'11")

A large double bedroom, it has a PVC double glazed window to the front, central heating radiator, coving, ceiling light.

BEDROOM 2 REAR

3.96m x 3.96m (13'0" x 13'0")

A good size second double bedroom which has a PVC double glazed window to the rear, central heating radiator and central ceiling light.

OUTSIDE

To the rear of the property there is an enclosed Westerly facing rear courtyard garden, a little sun trap, this has walling to the perimeters, pedestrian gate onto a rear lane. Paved and designed for easier and low maintenance.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating via a combination type boiler. Age of boiler unknown.

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, O2 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

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

| 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 |

