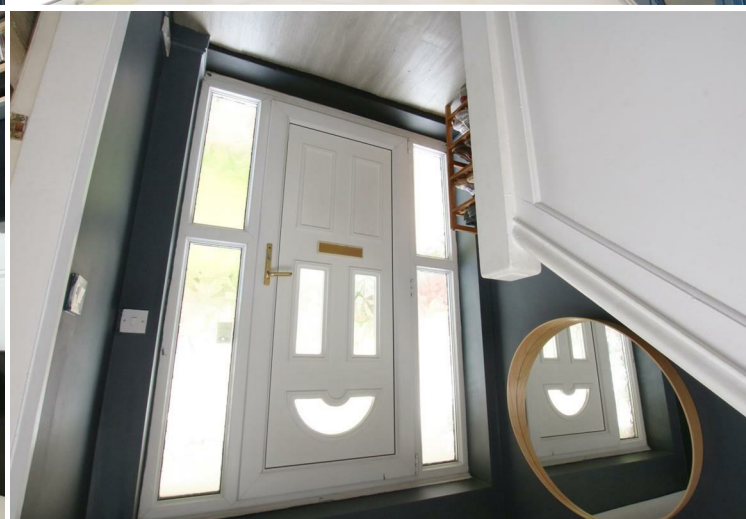




horton knights of doncaster

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Gardenia Road, Kirk Sandall, Doncaster, South Yorkshire, DN3 1HZ
Guide Price £145,000 - £150,000

2 DOUBLE BEDROOM SEMI / LIGHT SPACIOUS LIVING ACCOMMODATION / LARGE DINING KITCHEN / OFF ROAD PARKING TO THE REAR / FANTASTIC GARDENS / POPULAR RESIDENTIAL AREA / VIEWING RECOMMENDED //

Offering spacious and bright 2 double bedroom living in this popular well regarded residential area and therefore an early viewing is recommended. It 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, spacious dual aspect living room with pvc doors onto the rear garden, large dining kitchen with integrated appliances, first floor landing, two large double bedrooms and a bathroom. Outside are front and rear gardens, with a car parking area to the rear. Well placed with access to local amenities within Kirk Sandall and Edenthorpe including local supermarkets, good schools etc. MOTIVATED SELLER.

ACCOMMODATION

A shallow canopy gives shelter to a PVC double glazed entrance door with matching side screens.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, central heating radiator, coving and a ceiling light.

OPEN LIVING SPACE

20'0 x 11'0 (6.10m x 3.35m)

There is a broad PVC double glazed window to the front and further two PVC double glazed double opening doors to the rear which give access and an outlook into the rear garden. There are two central heating radiators, coving to the ceiling and two ceiling lights.

DINING KITCHEN

9,0 x 7'8 (2.74m,0.00m x 2.34m)

Fitted with a range of high and low level units finished with a deep blue cabinet door, a contrasting worksurface, a single drainer stainless sink unit with a mixer tap. There is a five ring gas hob including wok burner with extractor hood above and an integrated double oven. Two PVC double glazed windows to the rear and side elevations, a PVC double glazed exterior door, wall mounted gas fired combination type boiler which supplies domestic hot water and central heating systems, plumbing for automatic washing machine, domestic appliance recesses for fridge freezers etc. The work surface extends to provide a breakfast bar plus there is space for a breakfast table. Double panel central heating radiator, two ceiling lights and a deep built-in understairs storage cupboard which has a PVC double glazed window to the side.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side and an access point into the loft space.

BEDROOM 1

13'10 x 9'10 (4.22m x 3.00m)

A large double bedroom which has a broad PVC double glazed window to the front elevation, coving to the ceiling, central ceiling light, central heating radiator plus a deep built-in storage cupboard.

BEDROOM 2

10'8 x 9'8 (3.25m x 2.95m)

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

HOUSE BATHROOM

This is fitted with a white suite that comprises of a corner style bath with cradle shower mixer including rainfall shower head, pedestal wash hand basin, low flush W/C. There is a PVC double glazed window, central heating radiator, tiling to the floor and walls.

OUTSIDE

The property stands within attractive gardens. To the front there is a paved pathway, a lawn with hedging and fencing to the perimeters and shaped flower beds and borders. The pathway continues alongside the property and leads into the rear garden.

REAR GARDEN

An enclosed rear garden with a paved patio and sitting areas, a central lawn with raised flower beds stocked with a variety of shrubs and plans, ornamental water feature, pedestrian gate giving

access onto a rear car parking area, plus a useful storage shed/workshop.

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 via a combination type boiler. Age of boiler TBC

COUNCIL TAX - Band

BROADBAND - Ultrafast broadband is available with download speeds of up to xxxx mbps and upload speeds of up to xxxx 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,

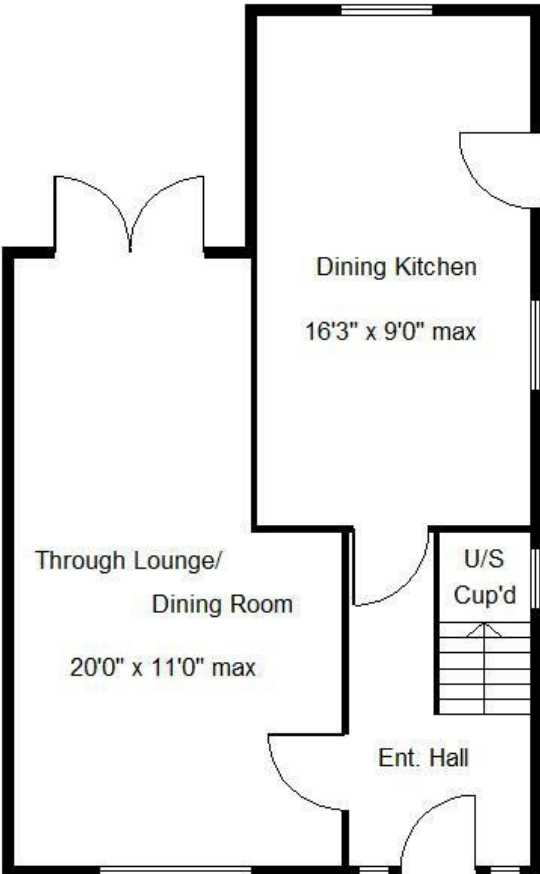
however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly 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

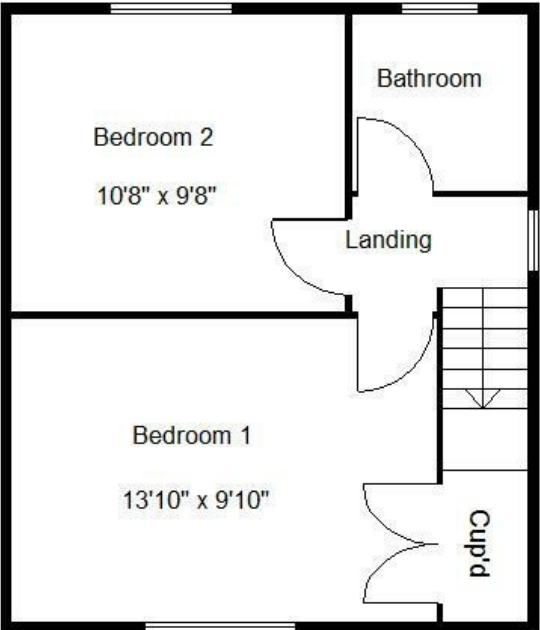
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Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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	