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of doncaster



Dominion Road, Scawthorpe, Doncaster, DN5 9PU

Asking Price £165,000

Situated on this popular modern development this 3 bedroom semi-detached house is very nicely proportioned and has the benefits of pvc double glazing and gas fired central heating. It comprises: Entrance hall, open plan living dining kitchen and ground floor wc. First floor landing: where there are 2 further bedrooms, 1 x double and 1 x single and the main house bathroom with a white suite and to the first floor a large principle bedroom. Outside the property has off street parking and a generous sized plot for a relatively new house. The location is really quite central as well, giving access to Doncaster City Centre. Other amenities including supermarkets, good schools and bus routes. All in all an excellent family home which must be viewed to be appreciated.

ACCOMMODATION

A double glazed composite style door gives access to the entrance hall.

ENTRANCE HALL

There is a double panelled radiator, Herringbone style vinyl floor covering. There are stairs rising to the first floor accommodation.

OPEN PLAN LIVING DINING KITCHEN

22'1" x 12'2" max (6.73m x 3.71m max)

The living area has pvc double glazed French style doors giving access into the rear garden with a central heating radiator. This leads on through to a breakfast kitchen where there is a range of dark wood style wall mounted cupboards and base units with a rolled edge work surface incorporating a 1½ bowl stainless steel sink with matching splashback to the work surface. There is also an integrated brushed stainless steel and glass fronted electric fan assisted oven with a matching 4 ring gas hob with stainless steel splashback and matching extractor hood above. There is also plumbing for an automatic washing machine with appliance recess and space for a tall fridge freezer, a pvc double glazed window to the front. The herringbone vinyl floor covering continued through from the entrance hall and a good size breakfast bar plus an understairs storage space and door leading to:

GROUND FLOOR WC

This is fitted with a white low flush wc and corner set pedestal wash hand basin with tiled splashback. Again, a wood effect vinyl floor covering, a central heating radiator and an extractor fan.

FIRST FLOOR LANDING

Stairs rise to the second floor and doors lead off to the remaining accommodation.

BEDROOM 2

12'7" x 7'10" (3.84m x 2.39m)

This is a good size double room with a pvc double glazed window to the rear and a central heating radiator.

BEDROOM 3

12'2" x 7'9" max (3.71m x 2.36m max)

There are 2 x pvc double glazed windows to the front and a central heating radiator.

HOUSE BATHROOM

This is fitted with 3 piece white suite comprising low flush wc, a pedestal wash hand basin, a panelled bath with a brushed aluminium glass shower screen and a mixer tap and shower head attachment.

There is tiling to the bathing and splashback areas with a tile effect vinyl floor covering, a central heating radiator, an extractor fan and a pvc double glazed window to the side elevation. As previously mentioned, stairs rise from the entrance hall to the second floor landing.

SECOND FLOOR LANDING

This has a large built-in storage cupboard and a door leading to:

PRINCIPLE BEDROOM

16'2" x 9'0" (4.93m x 2.74m)

Bedroom 1 takes up virtually the whole of the second floor and has 2 double glazed velux style windows to the front and 1 double glazed velux style window to the rear, a central heating radiator and access to the roof void above.

OUTSIDE

To the front of the property there is a small open plan forecourt, a tarmacked to the side provides off street parking for 2 vehicles and leads to a timber gate giving access into the rear garden.

REAR GARDEN

The rear garden has been finished with an attractive stone patio which leads up to an artificial lawn which in itself is a good size and has timber fencing to the outer boundary.

AGENTS NOTES:

TENURE - LEASEHOLD.

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 approximately 8 years

COUNCIL TAX - Band B

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

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

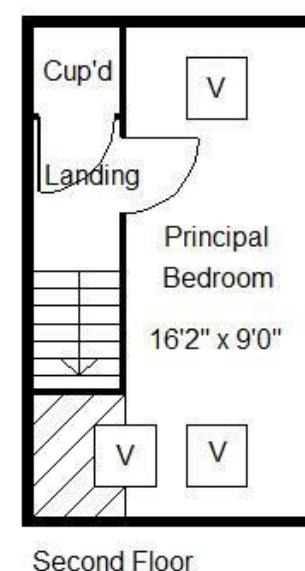
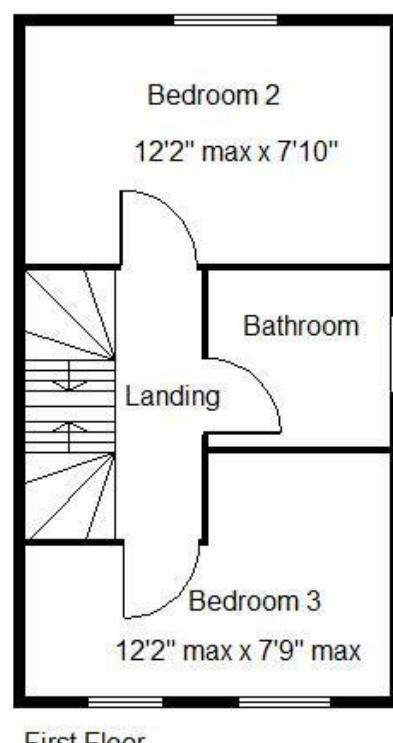
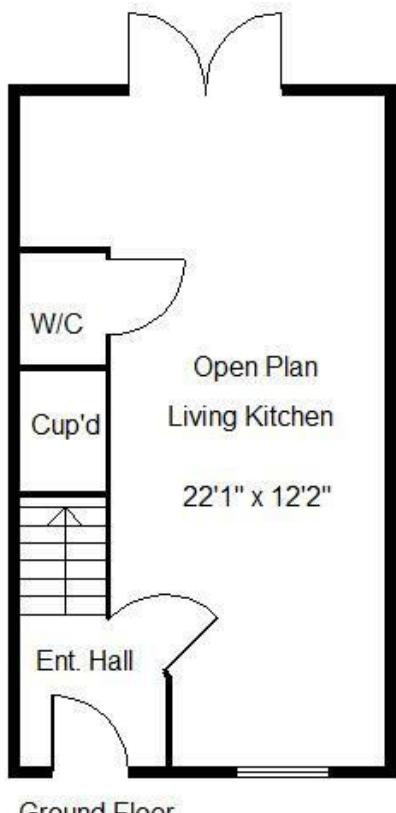
any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday
www.hortonknights.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		83
(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