



horton knights of doncaster

sales  
lettings  
and service



Bloomhill Court, Moorends, Doncaster, DN8 4PF  
Asking Price £170,000

JUST LISTED.....MODERN 3 BEDROOM SEMI-DETACHED HOUSE / ATTRACTIVE DEVELOPMENT / MODERN FITTINGS THROUGHOUT / KITCHEN WITH INTEGRATED APPLIANCES / EN-SUITE SHOWER ROOM / 2 OFF ROAD PARKING SPACES / PRICED TO SELL / EARLY VIEWING ESSENTIAL //

Attractive modern living and 'ready to move into' this house needs to be viewed. It has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall, ground floor wc, spacious lounge, dining room, modern fitted kitchen with appliances. First floor landing, 3 bedrooms, main bedroom has a large en-suite shower room plus there is a lovely modern white house bathroom. Outside it has end gardens, a large block paved driveway to the front and enclosed rear gardens. Early Viewing is highly recommended. PRICED TO SELL.

ACCOMMODATION

A composite double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This is all smartly finished and sets the theme for the remainder of the property. There is a central heating radiator, central ceiling light, smoke alarm, stairs to the first floor accommodation and doors to ground floor WC and the lounge.

GROUND FLOOR WC

This has a modern two piece suite comprising of a low flush W/C, wash basin set into a vanity cabinet, there is a modern vinyl floor covering, PVC double glazed window and a ceiling light.

LOUNGE

14'7" max x 13'4" max (4.45m max x 4.06m max)

A spacious front facing lounge which has a PVC double glazed window to the front, a central heating radiator, central ceiling light and broad opening that continues through into the dining area.

DINING AREA

9'9" x 8'1" (2.97m x 2.46m)

This has two PVC double opening doors which lead out onto the rear garden, modern laminate flooring, central heating radiator and central ceiling light. This continues into the kitchen.

FITTED KITCHEN

9'9" x 8'2" (2.97m x 2.49m)

All smartly finished with a range of modern white handleless style cabinet doors with a contrasrpting work surface over, a four ring gas hob including wok burner with a glass splash back, contemporary style extractor hood and an integrated oven. There is also integrated fridge/freezer and washing machine, a one and half bowl

composite style sink with mixer tap. PVC double glazed window, composite style double glazed exterior door and a deep built-in understairs storage cupboard. It has inset spot lighting to the ceiling, heat and smoke alarm and a continuation of the laminate flooring.

FIRST FLOOR LANDING

This has a PVC double glazed window to the side, access point into the loft space, ceiling light and doors to the bedrooms and bathroom.

BEDROOM 1

13'4" max x 11'3" (4.06m max x 3.43m )

A large double bedroom it has a PVC double glazed window to the front, central heating radiator, central ceiling light and deep built-in storage cupboard.

EN-SUITE SHOWER ROOM

A particularly good size it has a shower enclosure with a rainfall style shower head, floating wash hand basin sat on to a vanity unit and low flush W/C, vinyl flooring, contemporary style towel rail/radiator, PVC double glazed window, extractor fan and ceiling light.

BEDROOM 2

9'10" x 7'6" (3.00m x 2.29m)

A PVC double glazed widow to the rear, central heating radiator and ceiling light.

BEDROOM 3

8'8" x 6'7" (2.64m x 2.01m)

A PVC double glazed widow to the rear, central heating radiator and ceiling light.

BATHROOM

This is fitted with a three piece white suite which comprises of a panelled bath, pedestal wash hand basin and low flush W/C. There is tiling to the bathing area of the splashbacks, modern vinyl floor covering, central ceiling light and an extractor fan.

OUTSIDE

To the front of the property there is a block paved driveway which provides car standing for two cars side by side.

REAR GARDEN

There is a mainly lawned enclosed garden with timber fencing to the perimeters and pedestrian gate giving access from the side into the rear garden.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. As new in 2022

HEATING - Gas radiator central heating. Age of boiler, as new in 2022

COUNCIL TAX - Band A

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

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.

