

sales  
lettings  
and service

horton knights of doncaster



Creek Drive, Woodlands, Doncaster, DN6 7FP  
Price £150,000

**IMMACULATE 2 DOUBLE BEDROOM SEMI / SOUGHT AFTER DEVELOPMENT / MODERN DECOR THROUGHOUT/ CONTEMPORARY STYLED DINING KITCHEN WITH INTEGRATED APPLIANCES / FRENCH DOORS ONTO REAR GARDEN / AMPLE OFF ROAD PARKING / EARLY VIEWING RECOMMENDED //**

Absolutely immaculate, and finished with neutral decorations this house must be viewed. It has a gas central heating via a combi boiler, pvc double glazing and comprises: Entrance hall with stairs to the first floor, beautiful contemporary styled dining kitchen with integrated appliances, inner hall, ground floor wc and an attractive rear facing lounge with French doors onto the rear garden. On the first floor there are 2 double bedrooms and an immaculate contemporary styled bathroom. Outside are attractive gardens, a side drive and a good sized rear garden. Popular location with access to amenities including local shops, schools and easy access to the A1 and motorway networks. PRICED TO SELL VIEWING ESSENTIAL.

**ACCOMMODATION**

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

**ENTRANCE HALL**

With a central heating radiator, stairs rising to the first floor landing and door into the open plan dining kitchen.

**DINING KITCHEN**

**14'5" x 9'1" (4.39m x 2.77m)**

All smartly fitted with modern high and low level units with a white cabinet door and a contrasting wood effect rolled edge work surface incorporating a single drainer stainless steel sink with a mixer tap. There is a four ring gas hob with a stainless steel splash back, integrated oven and extractor hood above, an integrated fridge freezer, plus plumbing for an automatic washing machine/ dishwasher. PVC double glazed window to the front, a central heating radiator, a central ceiling light, wood effect laminate flooring and a door into the ground floor W/C.

**GROUND FLOOR W/C**

Fitted with a modern 2 piece white suite comprising of a low flush W/C and a wash hand basin. There is tiling to the splash back areas, a central heating radiator, a wood effect floor covering and a ceiling light.

**LOUNGE**

**13'1" x 12'3" (3.99m x 3.73m)**

An attractive rear facing reception room with PVC double glazed double opening doors onto the rear garden, a central heating radiator and a central ceiling light.

**FIRST FLOOR LANDING**

With a central heating radiator, a ceiling light and doors to the bedrooms and bathroom.

**BEDROOM 1**

**12'9" x 8'9" (3.89m x 2.67m)**

A good sized rear facing double bedroom, there is a PVC double glazed window, a central heating radiator and a central ceiling light.

**BEDROOM 2**

**12'9" x 10'0" (3.89m x 3.05m)**

A second double bedroom, there is a PVC double glazed window to the front, a central heating radiator, a central ceiling light and an over stairs storage cupboard.

**CONTEMPORARY BATHROOM**

Fitted with a 3 piece suite comprising of a panelled bath with a shower over including a glazed shower screen, a pedestal wash hand basin and a low flush W/C. There is a PVC double glazed window to the side, a central heating radiator and a central ceiling light.

**OUTSIDE**

To the front of the the property, there is a small garden stocked with a variety of shrubs and plants plus a side driveway.

**REAR GARDEN**

The rear garden is all nicely enclosed, it is mainly lawned with timber fencing and stone effect walling to the perimeters plus a timber gate giving access to the front of the property.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Installed as

new in 2022

HEATING - Gas radiator central heating. Installed 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.

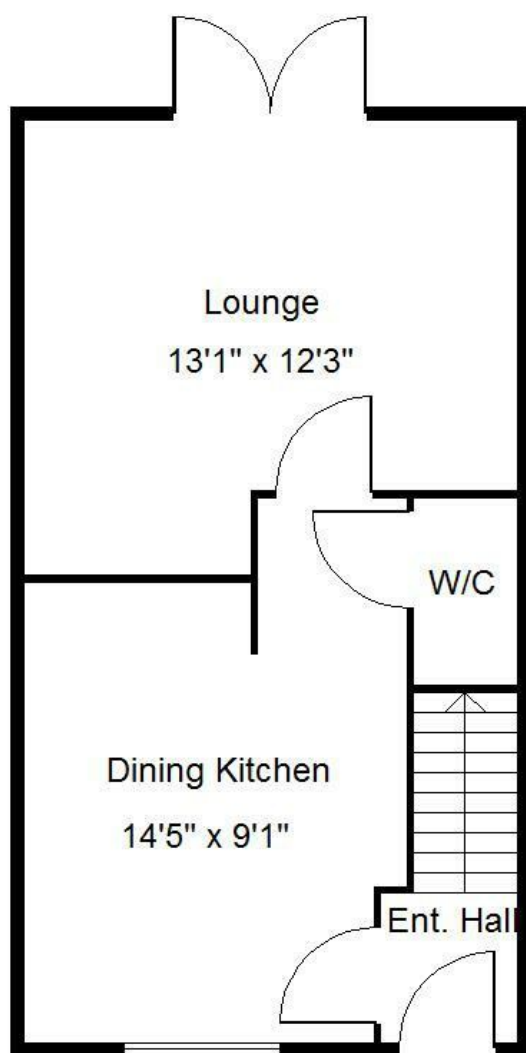
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

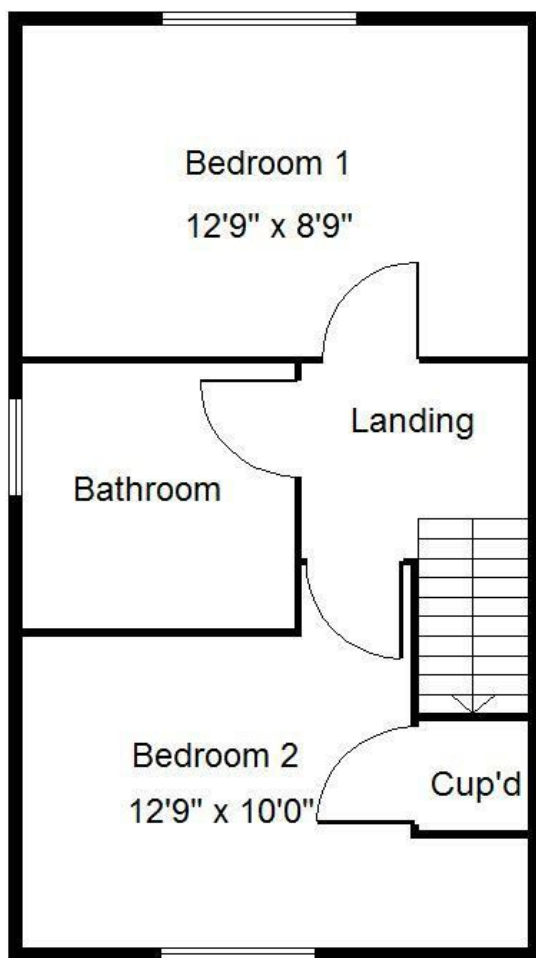
OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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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.



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	