



sales  
lettings  
and service

**horton knights** of doncaster



**Rose Hill Rise, Bessacarr, Doncaster, DN4 5LE**  
**Asking Price £469,995**

JUST LISTED..... 4 BEDROOM, 3 BATHROOM CONTEMPORARY STYLED DETACHED / GORGEOUS OPEN PLAN FAMILY KITCHEN LAYOUT / UPGRADED WITH SELECTED APPLIANCES / GFWC & 2 EN-SUITES / DRESSING ROOM TO BEDROOM 1 / HIGHLY DESIRABLE BESSACARR LOCATION NEXT TO RACECOURSE / ENERGY EFFICIENT RATING B / OTHER UPGRADES AVAILABLE / VIEWING ESSENTIAL //

## ACCOMMODATION

## ENTRANCE HALL

## SEPARATE LOUNGE

17'0" x 10'6" (5.18m x 3.20m)

## DINING ROOM

10'10" x 8'9" (3.30m x 2.67m)

## OPEN PLAN FAMILY KITCHEN

26'6 max x 13'7" max (8.08m max x 4.14m max)

## LAUNDRY

6'0" x 8'6" (1.83m x 2.59m)

## GROUND FLOOR W/C

## FIRST FLOOR LANDING

## PRINCIPAL BEDROOM SUITE

11'6" x 9'7" min (3.51m x 2.92m min)

## DRESSING ROOM

5'1" x 8'2" (1.55m x 2.49m)

## EN-SUITE SHOWER ROOM

## BEDROOM 2

10'11" x 10'8" (3.33m x 3.25m)

## EN-SUITE SHOWER ROOM 2

## BEDROOM 3

11'5" x 10'7" (3.48m x 3.23m)

## BEDROOM 4

15'2" x 8'0" (4.62m x 2.44m)

## FAMILY BATHROOM

## OUTSIDE

## GARAGE

## REAR GARDEN

Enclosed and turfed with a |Lovely SW aspect and only bungalows behind it creating a much more private feel.

**AGENTS NOTES:**  
TENURE - FREEHOLD.

**INCENTIVES** - Part Exchange available subject to Term and Conditions.

**SERVICES** - All mains services are connected.

**DOUBLE GLAZING** - PVC double glazing Age of units 2025

**HEATING** - Central heating. Age of boiler 2025

**COUNCIL TAX** - Band .....

**BROADBAND** - To Be confirmed

**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.

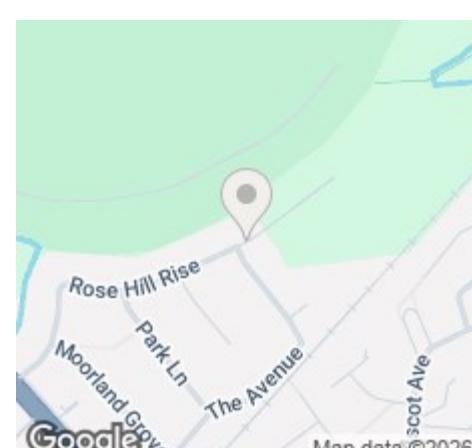
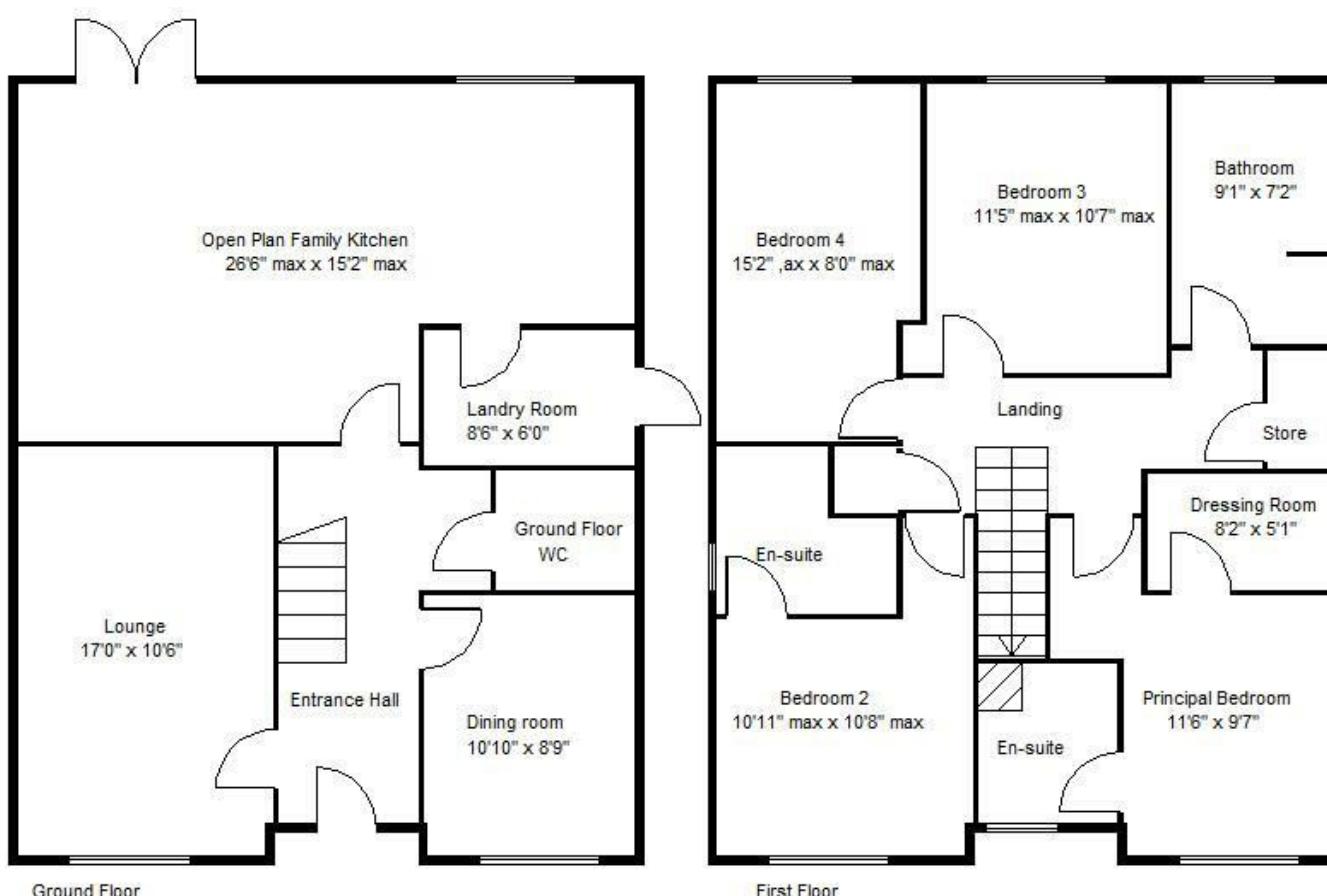
**PROPERTY PARTICULARS** - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important

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](http://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