



sales  
lettings  
and service

horton knights of doncaster



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



ASKING PRICE £469,995 - PART EXCHANGE AVAILABLE SUBJECT TO T's & C's

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 2.92mmin)

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

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.

