

horton knights of doncaster

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Huntingdon Road, Intake, Doncaster, DN2 6HR  
Guide Price £135,000 - £145,000

**IMMACULATE 2 DOUBLE BEDROOM SEMI DETACHED HOUSE/ EXTENDED MODERN KITCHEN / PVC CONSERVATORY / SECTIONAL WORKSHOP/ GARAGE / PRIVATE ENCLOSED GARDEN WITH DOUBLE WEATHER RESISTANT SOCKET & OUTSIDE FLOOD LIGHT / OFF ROAD PARKING FOR 2 / VIEWING ESSENTIAL //**

Finished with an immaculate modern interior, an extended and therefore a good sized 2 double bedroom semi detached house. Fitted with gas central heating via a combination boiler and PVC double glazing, it briefly comprises: Entrance hall, through lounge/dining room, PVC conservatory overlooking the rear garden, extended modern fitted kitchen, side lobby & utility space. First floor landing, 2 good sized double bedrooms and a modern shower room. Outside to the front there is an enclosed garden area and a driveway offering parking for 2 vehicles side by side. Enclosed rear garden, paved patio area and lawn beyond, plus a concrete sectional workshop/ garage. Offered with great access to local amenities including shops, schools and bus routes, viewing is highly recommended.

**ACCOMMODATION**

A new composite door with a matching side screen leads into the property's entrance hall.

**ENTRANCE HALL**

This is a good size, it has a staircase giving access to the first floor accommodation, a double panel central heating radiator, a tall built in cloaks cupboard, modern laminate flooring, a central ceiling pendant light and a door into the through lounge and dining room.

**LOUNGE / DINING ROOM**

**20'2" x 10'6" (6.15m x 3.20m)**

This is probably better demonstrated by the floorplan and photographs, it is a good size and has a broad PVC double glazed window to the front, a feature fireplace with a living flame gas fire inset, a central heating radiator, coving and modern laminate flooring. To the far end, double doors open and give access into a PVC double glazed conservatory.

**PVC CONSERVATORY**

**9'3" x 7'4" (2.82m x 2.24m)**

This has an outlook into the property's rear garden, a PVC double glazed exterior door, a central heating radiator and a laminate floor covering.

**EXTENDED KITCHEN**

**16'0" x 8'6" max (4.88m x 2.59m max)**

All beautifully finished with a range of modern high and low level units finished in a stiffkey blue with a contrasting copper handle and a marble effect work surface. There is a deep recess suitable for a gas cooker with an extractor hood above, plumbing and space for a washing machine, dishwasher etc, a single

drainer stainless steel sink unit with a rinse tap, a PVC double glazed window, spotlight fittings, modern laminate flooring, a deep built in understairs storage cupboard and a contemporary style column radiator. A PVC double glazed door to the side gives access to a side lobby.

**SIDE LOBBY**

This has a tiled floor covering, 2 PVC double glazed windows to the front and rear elevations and a deep storage/ utility.

**UTILITY**

This has electric laid on, perfect for fridge freezers, tumble dryers etc, there is a PVC double glazed window and a large adjacent storage shed with shelving. There is also space to park a motorbike or similar.

**FIRST FLOOR LANDING**

With a PVC double glazed window to the side, an access point into the loft space and doors to the bedrooms and bathroom.

**BEDROOM 1**

**15'0" max x 9'7" (4.57m max x 2.92m)**

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

**BEDROOM 2**

**11'4" max x 9'8" (3.45m max x 2.95m)**

A good sized second double bedroom, it has fitted wardrobes, a PVC double glazed window to the rear, a central heating radiator and a ceiling pendant light.

**SHOWER ROOM**

**6'6" x 5'4" (1.98m x 1.63m)**

Fitted with a modern contemporary style shower enclosure with mains plumbed thermostatic shower, a separate W/C and wash hand basin inset to vanity style cabinets, modern tiling, a PVC double glazed window, an extractor fan and a central ceiling light.

**OUTSIDE**

To the front of the property there is an enclosed garden area with brick walling and hedging to the perimeters, a brick pillared gateway providing access and parking for 2 cars side by side.

**REAR GARDEN**

To the rear there is an enclosed garden, this has a paved patio and sitting area with lawn beyond, a concrete sectional workshop/ garage with a personnel side door.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age - various.

HEATING - Gas radiator central heating. Age of boiler - 2 years old.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

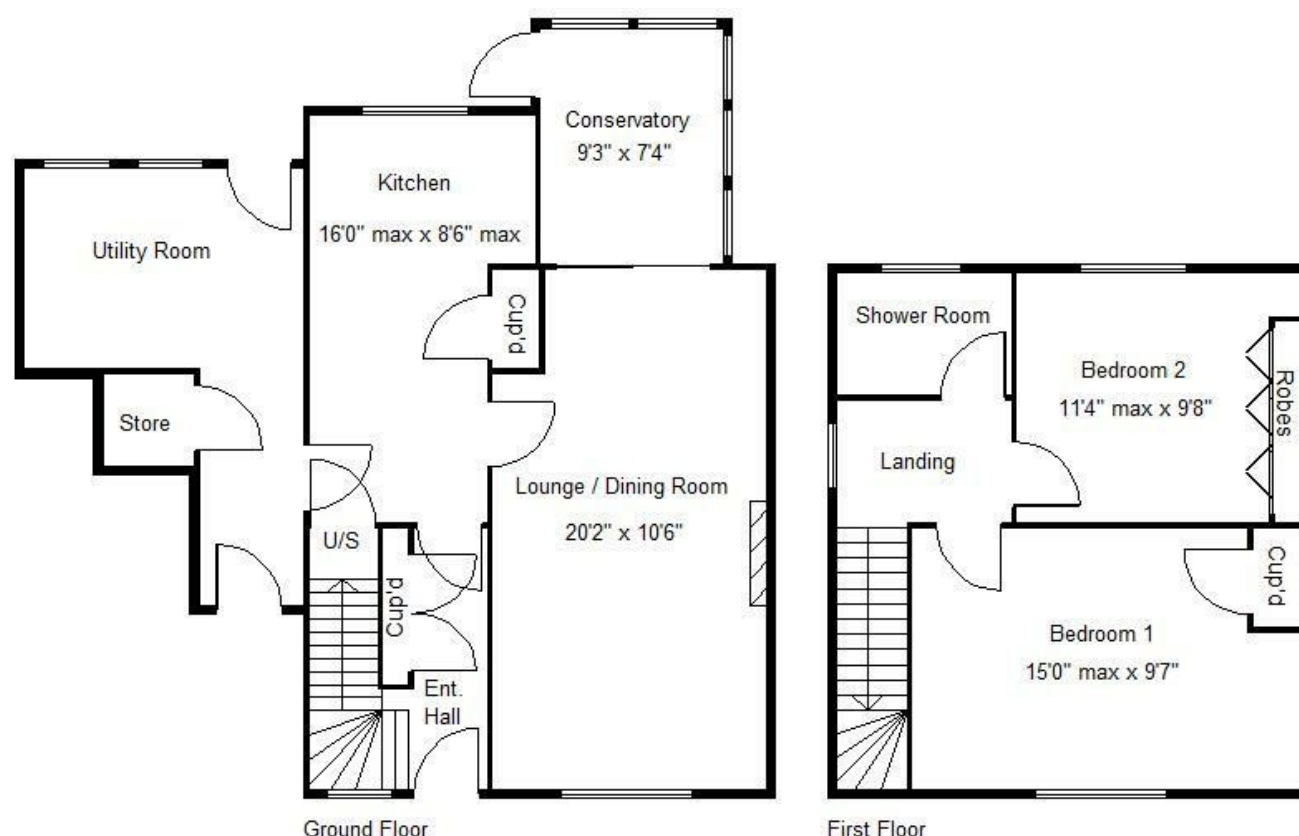
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>66</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	