

14 Kings Road,  
Askern, Doncaster, DN6 0LS

Offers in Region of £50,000 **No Chain**

A well appointed traditional, two bedroomed middle terrace house. Situated within this popular established residential roadway.

The property is situated within easy walking distance of local amenities and provides ideal accommodation for a first time buyer.

Gas central heating and uPVC double glazed windows are installed. The property is available with immediate vacant possession and an internal inspection is highly recommended.



## GROUND FLOOR

**Lounge** 12' 9" x 13' 5" (3.89m x 4.09m)  
with uPVC double glazed entrance door with opaque glass, double radiator, television aerial point and telephone point.

### Inner Hallway

**Bathroom** 9' 7" x 6' 1" (2.93m x 1.86m)  
(reducing to 3' 2") with a modern white suite comprising of panel bath (hot and cold mixer tap with shower fitment) with tile surround, pedestal wash hand basin with tile splashback, low level wc, radiator, extractor fan to wall, uPVC double glazed window with opaque glass.

**Breakfast Kitchen** 12' 5" x 8' 8" (3.79m x 2.65m)  
extended, with a range of modern fitted kitchen units comprising of base cupboard and drawer units, roll edge worktops with an inset stainless steel sink unit and matching splashbacks, matching wall mounted cupboard units, electric cooker point, wall mounted gas central heating boiler, electric cooker point, uPVC double glazed entrance door with opaque glass.

## FIRST FLOOR

### Landing

with access to loft.

**Front Bedroom 1** 12' 9" x 14' 7" (3.89m x 4.45m)  
(reducing to 11' 6") with radiator.

**Rear Bedroom 2** 7' 6" x 8' 0" (2.29m x 2.44m)  
with radiator.

## OUTSIDE

### Gardens

The property stands behind a front forecourt with a brick boundary wall laid to pebbles. To the rear is an enclosed pebbled yard, surrounded by brick boundary walls, with two brick stores.

**OFFER PROCEDURE:** To avoid incurring unnecessary costs, before you contact a lender or solicitor you should make your offer to JOHNSONS without delay.

**FREE VALUATIONS:** We will be pleased to provide you with a free market appraisal on your own property if you are thinking of selling.

**FIXTURES & FITTINGS:** Only those fixtures and fittings specifically mentioned in print within these particulars are included in the sale. Any fittings, furniture or chattels which happen to be included in any photographs are not included in the sale unless specifically referred to in print.

**SURVEYS:** Johnsons provide a full range of services to sellers and buyers, from lettings and surveys to mortgages. Please ask one of our staff for more information.

**VIEWING:** By arrangement with Johnsons.

**COUNCIL TAX BAND:** For details of the Council Tax Banding please search for "council tax bands" in your internet browser.

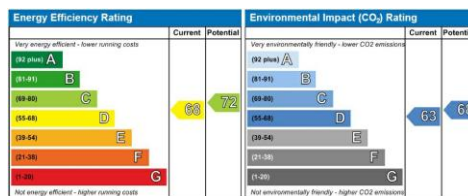
**SELLING YOUR HOME?** For details of our selling service and competitive selling fees please see our website. Search for "Johnsons Doncaster" in your internet browser.

**DIRECTIONS:** The property is situated amidst similar styled terraced houses in this popular residential roadway and can be approached by travelling from Doncaster into Askern along Doncaster Road. Turn right at the traffic lights onto Moss Road, travelling beyond the level crossing and turn left into Kings Road. The property will be found on the right hand side, identified by our "For Sale" board.

## ENERGY PERFORMANCE

Energy Efficiency Rating: D 68 (72)

Environmental Impact Rating: D 63 (68)



A full copy of the EPC is available upon request.  
RA 22643 NH 16/10/17

