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horton knights of doncaster



Oak Grove, Conisbrough, Doncaster, DN12 2HL
Offers Around £135,000

SPACIOUS 3 BEDROOM SEMI-DETACHED HOUSE / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / KITCHEN WITH INTEGRATED COOKING APPLIANCES / SMARTLY PRESENTED THROUGHOUT / NO UPWARD CHAIN / VIEWING RECOMMENDED //

An attractive and good sized 3 bedroom semi-detached house. It has a gas radiator central heating system via a combination type boiler, pvc double glazing and briefly comprises: Entrance into an open hall which continues into a spacious lounge, separate living/dining room, fitted kitchen with integrated cooking appliances. First floor landing, 3 good sized bedrooms, bathroom with shower and a separate wc. Outside are attractive front and rear gardens, side driveway and a detached garage. The property is well placed with access to amenities within Conisbrough village plus the neighbouring cities of Rotherham and Sheffield. PRICED TO SELL. EARLY VIEWING RECOMMENDED.

ACCOMMODATION

A pvc double glazed entrance door with a glazed side screen leads into the property's entrance hall.

ENTRANCE HALL

10'2" max x 5'10" max (3.10m max x 1.78m max)

The entrance hall has a staircase to the first floor accommodation, a double panel central heating radiator, display niche, central ceiling light, coving and a broad opening which leads through into the lounge.

LOUNGE

13'2" x 12'6" (4.01m x 3.81m)

The lounge is a good size, it has a broad pvc double glazed window to the front, a double panel central heating radiator, feature fireplace with a gas fire inset, coving and a central ceiling light.

LIVING/ DINING ROOM

12'7" x 10'2" (3.84m x 3.10m)

This has two double glazed windows to the rear and side elevations, coving to the ceiling, a contemporary style fireplace, built-in understairs storage cupboard and a walk way which continues through into the kitchen.

FITTED KITCHEN

10'1" x 5'10" (3.07m x 1.78m)

The kitchen is fitted with a range of modern high and low level units finished with a work surface over. There is a four ring hob, extractor hood, integrated oven, a single drainer stainless steel sink unit with a mixer tap, integrated fridge and freezer, a deep recess with plumbing laid on, suitable for a washing machine, central heating radiator, pvc double glazed stable type door, ceiling light, coving to the ceiling along with vinyl flooring.

FIRST FLOOR LANDING

This has a pvc double glazed window to the side, an access point into the loft space, a built-in cupboard which houses a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems, doors to the bedrooms and bathroom.

BEDROOM 1

11'4" x 13'0" max (3.45m x 3.96m max)

This is a large double bedroom which has a pvc double glazed window to the front, central heating radiator, coving to the ceiling and a ceiling light.

BEDROOM 2

13'1" max x 11'3" max (3.99m max x 3.43m max)

A good sized second double bedroom which has a pvc double glazed window to the rear, a central heating radiator, coving to the ceiling, ceiling light plus a built-in wardrobe style cupboard.

BEDROOM 3

8'3" x 8'2" (2.51m x 2.49m)

A very good size for a third bedroom, it has a pvc double glazed window to the front, central heating radiator, coving to the ceiling, ceiling light and a built-in wardrobe over the stair bulkhead.

HOUSE BATHROOM

This is fitted with a modern 2 piece white suite that comprises of a panel bath with an independent electric shower over, a pedestal wash hand basin, vinyl flooring, pvc double glazed window and a ceiling light.

SEPARATE WC

There is a matching low flush wc, pvc double

glazed window to the side, vinyl flooring, ceiling light along with modern tiling.

OUTSIDE

The property stands on a slightly elevated plot, there is a dropped kerb which gives access courtesy of double gates which leads onto a side drive which in turn gives access to a detached sectional garage. There is a pretty lawned front garden with shaped flower beds and borders.

REAR GARDEN

To the rear there is a walled paved patio/sitting area with a small store, beyond this lies is a lawned rear garden with shaped flower beds and borders, which extends behind the garage to create a little hidden garden with concrete post and timber fencing to the perimeters.

AGENTS NOTES:

TENURE - FREEHOLD

PROPERTY - The property is classed as non standard construction.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available

with download speeds of up to 2000 mbps and upload speeds of up to 2000 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.

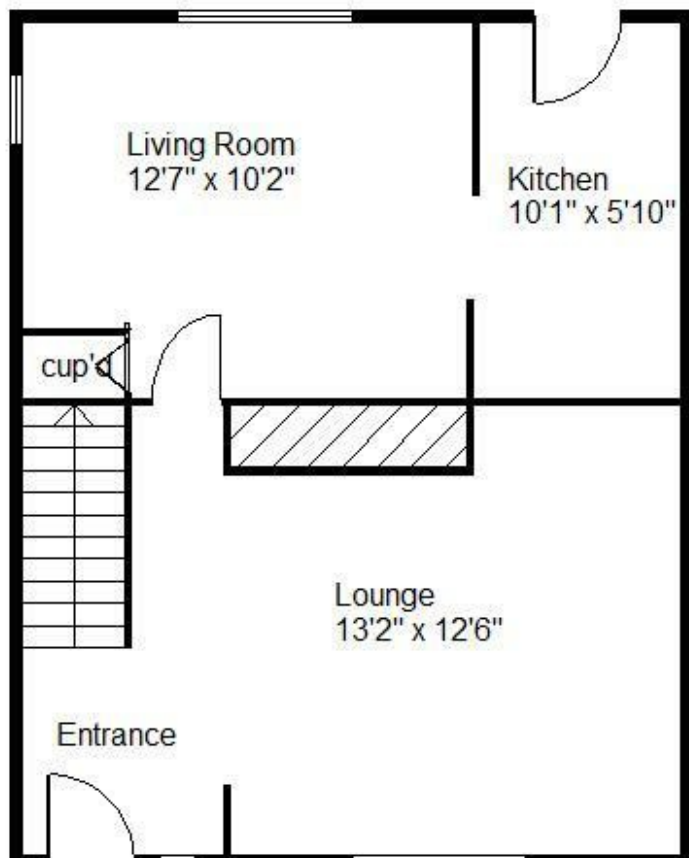
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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

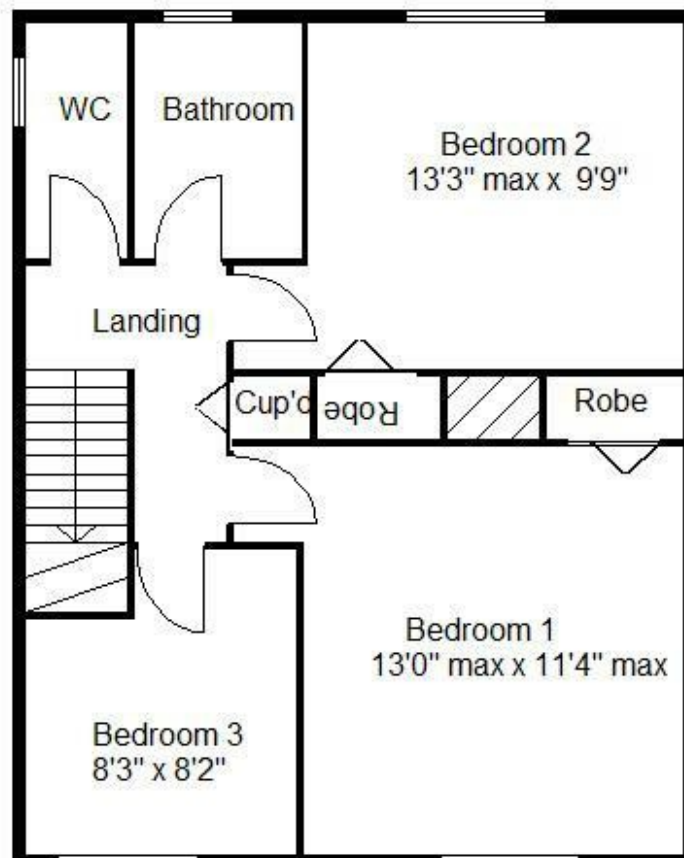
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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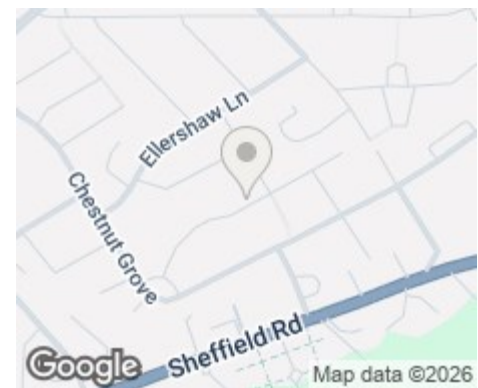
FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
		84
	70	
England & Wales		EU Directive 2002/91/EC