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horton knights of doncaster



Beech Grove, Warmsworth, Doncaster, DN4 9LY
Offers Around £140,000

TWO BEDROOM SEMI DETACHED HOUSE / CONSERVATORY EXTENSION / WELL PRESENTED THROUGHOUT / BREAKFAST ISLAND KITCHEN / MODERN BATHROOM / LONG REAR GARDEN / LARGE WORKSHOP //

Situated within Warmsworth, a lovely traditional styled two bedroom semi detached house. The property stands on a nice plot with a long rear garden, including a large workshop to the rear. It has a gas radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entrance hall, lounge, breakfast island kitchen, conservatory, first floor landing, two good sized bedrooms, and a modern bathroom with shower over. Outside there are large gardens, gated off road parking to the front, and a large workshop in the rear garden. Well placed with access to amenities within Warmsworth plus easy access to the A1 and motorway networks, no upward chain, viewings essential.

ACCOMMODATION

A composite type double glazed entrance door with fan light over leads into the properties entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation, a double panel central heating radiator, ceiling light, and a door into a spacious front facing lounge.

LOUNGE

14'0" into bay x 12'0" max (4.27m into bay x 3.66m max)
An attractive room with a large PVC double glazed bay window to the front, feature fireplace with gas fire in set, central heating radiator, coving, and a central ceiling light. A broad opening leads into an island style kitchen.

ISLAND STYLE KITCHEN

15'4" x 9'0" max (4.67m x 2.74m max)
Fitted with a range of high and low level units, including a central breakfast island with seating which incorporates a one and a half bowl composite style sink with a waste disposable. Integrated appliances include a four ring gas hob with extractor hood above, integrated double oven, plumbing and recess for washing machine and a built in fridge freezer with additional plumbing for a dishwasher or washing machine. There is a built in understairs storage/pantry with utility shelving, pvc double glazed window and all smartly finished with a ceiling light fitment, laminate flooring and double doors which lead into a conservatory.

CONSERVATORY

11'4" x 11'4" max (3.45m x 3.45m max)
This is a good size, perfect for a dining room during the summer months, it has pvc double glazed double opening doors, a central heating radiator, laminate flooring with a pitched polycarbonate style roof.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side, and access into the loft space via a retractable loft ladder plus doors to bedrooms and bathrooms.

BEDROOM 1

15'4" x 14'6" max (4.67m x 4.42m max)
This is a large double bedroom, it has a pvc double glazed bay window to the front, fitted wardrobes with ceiling hanging rail and storage, central heating radiator, ceiling light and a further recessed wardrobe area to the side.

BEDROOM 2

9'0" x 8'6" max (2.74m x 2.59m max)
A good sized second bedroom with pvc double glazed window overlooking the rear garden, central heating radiator and a central ceiling light.

HOUSE BATHROOM

This is fitted with a white suite comprising of a jacuzzi style panel bath with shower over including glazed shower screen, wash hand basin and a low flush W/C. There is a contemporary style radiator, tile effect flooring, pvc double glazed window, modern tiling to the walls with a waterproof style ceiling, inset spotlighting and an extractor fan.

OUTSIDE

To the front of the property there is gated access, leading to off road parking with a pebbled area to the side with ornamental trees and shrubs.

REAR GARDEN

The rear garden is a particularly good size, it has been designed for easier and lower maintenance with paved patio and hard landscaped areas with decorative stones. There are shaped flower bed and borders stocked with a good variety of shrubs and plants. There are paved patio and seating areas. To the far end there is a large workshop.

WORKSHOP

Including a work bench, storage shelves, etc.

AGENTS NOTES:

TENURE - FREEHOLD. Beech Grove is classed as a unadopted road.

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 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 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

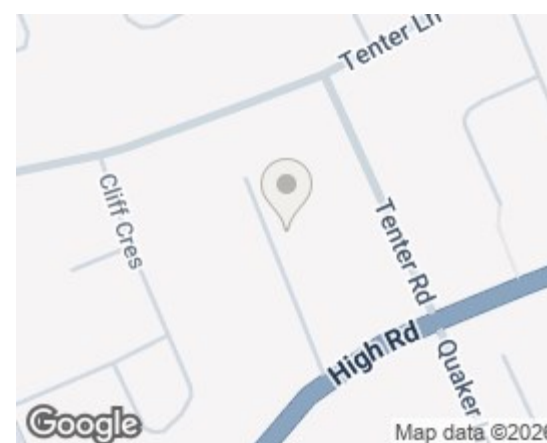
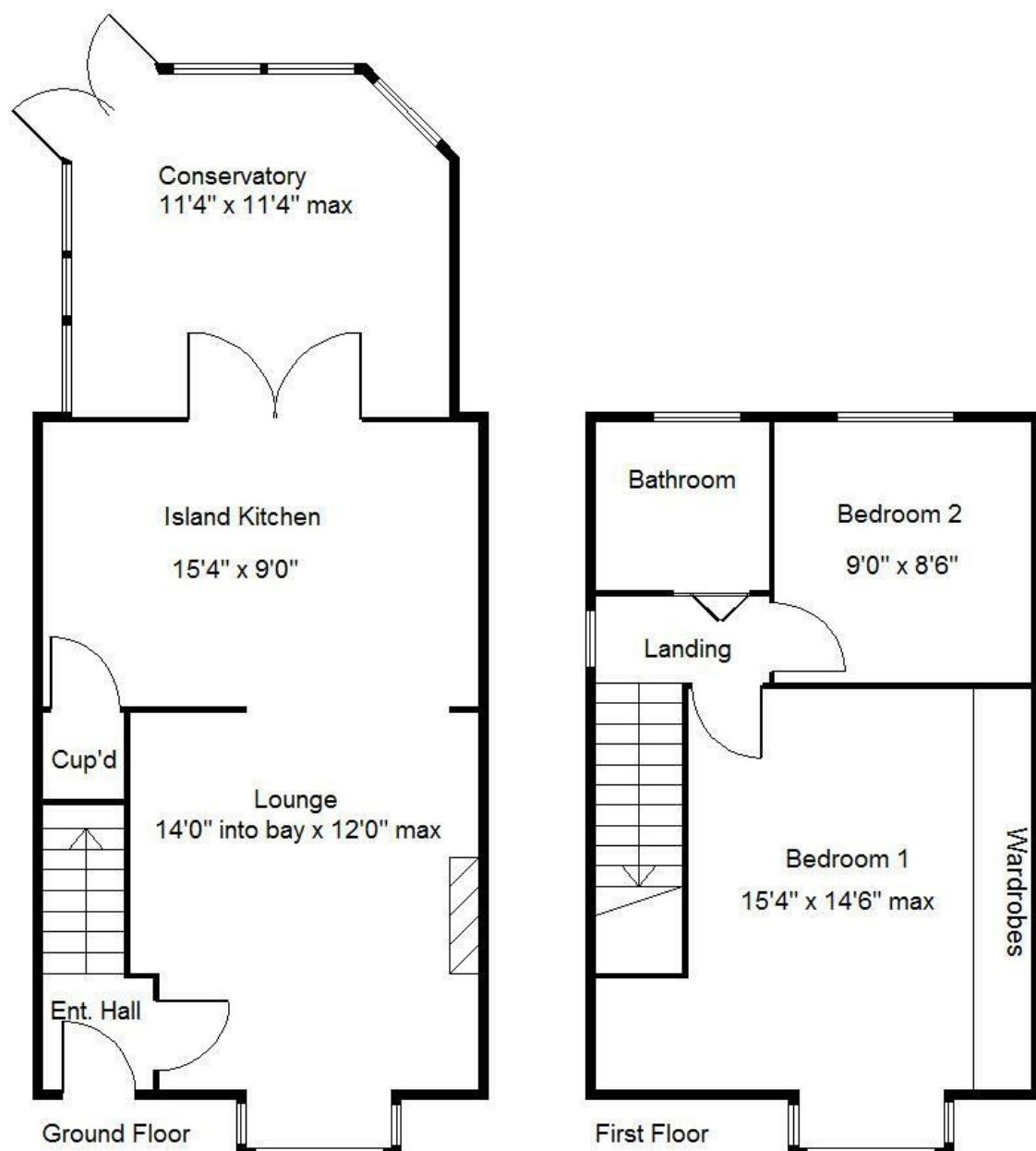
is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

today: 01302 760322.

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| 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 | |