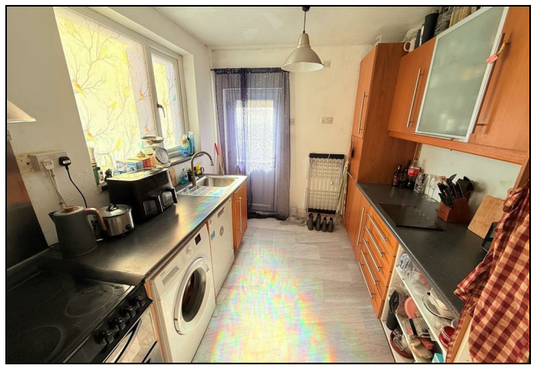
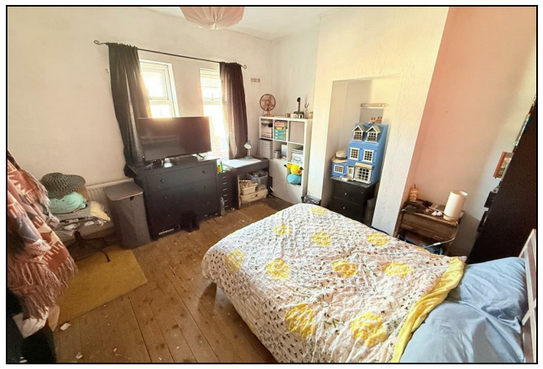
















sales
lettings
and service

horton knights
of doncaster

41 King Edward Road, Doncaster, DN4 0NA



*****GUIDE PRICE £110,000 - £120,000*****
3 BEDROOM MID TERRACE PROPERTY / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / OPEN PLAN SPACIOUS LOUNGE/DINING AREA / KITCHEN / 3 GOOD SIZED BEDROOMS / HOUSE BATHROOM / COURT YARD STYLE GARDEN / CLOSE TO AMENITIES AND PUBLIC TRANSPORT / VIEWING A MUST //

Situated on this popular terraced avenue, this well-proportioned terraced house benefits from gas central heating and PVC double glazing and comprises: Entrance vestibule leading to an entrance hall, lounge, dining room, kitchen. First floor gallery landing, two good-sized double bedrooms plus a large single, and a bathroom. Outside the property has a generous rear garden/courtyard. Located where it is, the property has good access to a wealth of local amenities including Doncaster City Centre, public transport including the railway station, schools and supermarkets. All in all, an excellent opportunity. Viewing is recommended.

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39 Printing Office Street, Doncaster, DN1 1TP
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ACCOMMODATION
There are double timber doors which lead to an entrance vestibule where a further double glazed composite style door with a double glazed fan light above gives access to an entrance hall.

ENTRANCE HALL
There is a double panel central heating radiator, laminated flooring, stairs rising to the first floor and a door leading to the remaining ground floor accommodation.

LOUNGE AREA
3.68m x 3.05m max (12'1" x 10'0" max)
There is a PVC double glazed window to the front, double panel central heating radiator, original style coving to the ceiling and a dark wood style laminated flooring, a square opening leads to a dining area.

DINING AREA
3.99m x 3.15m (13'1" x 10'4")
This has a PVC double glazed window to the rear, a double panel central heating radiator, original style coving to the ceiling with matching original style ceiling rose and the laminated flooring continued through from the lounge area.

KITCHEN
3.81m x 2.64m (12'6" x 8'8)
Fitted with a range of wall mounted cupboards and base units with a rolled edge work surface incorporating a single bowl stainless steel sink. There is an electric cooker point with brushed stainless steel splash back and a wall mounted gas central heating boiler. There are vinyl floor tiles, a PVC double glazed window to the side and a PVC double glazed door giving access into the rear garden. A door from the kitchen leads down to the cellar which has light and electricity supplied, it also houses the utility meters and provides good storage space.

FIRST FLOOR LANDING
As previously mentioned, stairs rise from the entrance hall to the first floor landing. This has exposed floorboards, an access point to the loft space and doors leading off to the remaining accommodation.

BEDROOM 1
4.09m x 3.66m (13'5" x 12'0")
A nice size double room extending to the full width of the house with two PVC double glazed windows to the front and a double panel central heating radiator and exposed floorboards.

BEDROOM 2
3.99m x 2.44m (13'1" x 8'0")
This is another nice size double room with a PVC double glazed window to the rear, double panel central heating radiator and exposed floorboards.

BEDROOM 3
2.64m x 2.21m (8'8" x 7'3")
This is situated in the two-storey off shot and again it will take a double bed if required, it is certainly a good size single one. It has a PVC double glazed window to the rear, double panel central heating radiator and laminated flooring.

HOUSE BATHROOM
This is fitted with a white suite comprising low flush WC, pedestal wash hand basin and panelled bath with a mixer tap and wall mounted electric shower above. There is ceramic tiling to the walls and laminated flooring to the floor and a PVC double glazed window to the side and PVC panelling to the ceiling.

REAR GARDEN/COURT YARD
The rear garden is laid predominantly with concrete with a brick built wall to the boundary. A timber gate gives access to the service lane at the rear and there are raised flower beds and an external water tap.

AGENTS NOTES:
TENURE - FREEHOLD

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 5500 mbps and upload speeds of up to 5500 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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