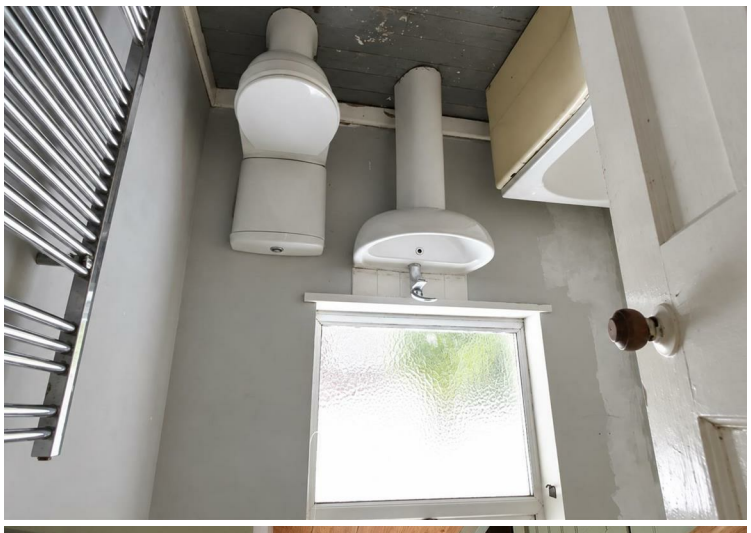









horton knights of doncaster

sales
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and service



Holyrood Road, Town Moor, Doncaster, DN2 5HR
Offers Over £140,000

PERIOD TOWN HOUSE / GREAT PROJECT PROPERTY / POPULAR TOWN MOOR SUBURB / CLOSE TO CITY CENTRE / GCH & UPVC / 3 GOOD SIZED BEDROOMS / OFF ROAD PARKING / LONG REAR GARDEN / NO CHAIN / EARLY VIEWING RECOMMENDED //

A lovely period styled 3 bedroom town house. It's a great project property, yes it needs some 'TLC' but retains many of its period style fixtures and fittings. It has a gas central heating system via a combi boiler, pvc double glazing and briefly comprises: A period portico, two separate reception rooms, the rear room has double doors into the rear garden, kitchen and a rear lobby. On the first floor there are 3 bedrooms and a bathroom. Outside the front garden provides off-road parking, and a good sized longer garden to the rear. Immensely popular Town Moor suburb close to the city centre and all its amenities. If you can see past the work it's a lovely period property. VIEWING ESSENTIAL.

ENTRANCE PORTICO
A period portico gives shelter to a composite type double glazed entrance door with matching side screens and leads into the property's entrance hall.

ENTRANCE HALL
This has a staircase leading to the first floor accommodation, a central heating radiator, laminate flooring, a central ceiling light and door to a built-in understairs storage cupboard.

LOUNGE
13'2" into bay x 11'0" (4.01m into bay x 3.35m)
A front facing reception room. It has a deep PVC double glazed bay window to the front, a feature fireplace, a central heating radiator, laminate flooring, ceiling light and a picture rail.

DINING ROOM
12'4" x 11'0" (3.76m x 3.35m)
A rear facing reception room. It has two PVC double glazed double opening doors which open out into the rear garden, a central heating radiator, laminate flooring, fireplace surround and a central ceiling light.

KITCHEN
9'0" x 6'4" (2.74m x 1.93m)
This has a range of base and wall units, a four ring gas hob, integrated oven, extractor hood, single drainer stainless steel sink unit, plumbing for a washing machine room and room for a tumble dryer.

REAR LOBBY
This has a PVC double glazed exterior door which gives access into the rear garden.

FIRST FLOOR LANDING
This has an access point into loft space and doors to the bedrooms and bathroom.

BEDROOM 1
13'8" into bay x 9'10" (4.17m into bay x 3.00m)
A good sized double bedroom with a PVC double glazed window to the front, a period style fireplace, central heating radiator, polished boarded flooring and a ceiling light.

BEDROOM 2
12'4" x 10'2" (3.76m x 3.10m)
A good sized second double bedroom. It has a PVC double glazed window to the rear, a central heating radiator, painted boarded floor, a little ornate period fireplace and a ceiling light.

BEDROOM 3
8'6" x 6'10" (2.59m x 2.08m)
A comfortable third bedroom. It has a PVC double glazed window to the front, a central heating radiator, polished boarded flooring and a ceiling light.

HOUSE BATHROOM
This is fitted with a three-piece white suite that comprises of a shower style bath with shower over, pedestal wash hand basin and a low flush WC. There is a painted boarded floor, towel rail/radiator, a PVC double glazed window and a ceiling light.

OUTSIDE
To the front of the property there is a block paved car hard standing area.

REAR GARDEN
To the rear there is a good sized garden. There is brick walling fencing to the perimeters, part lawned with flower beds and borders and a pebbled patio and sitting area. A pedestrian gate gives access onto a rear lane.

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

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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