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Heartwood Road, Bentley, Doncaster, DN5 0PY
Offers Over £160,000

2 BEDROOM END TOWN HOUSE / OPEN PLAN ENTRANCE HALL / FULLY FITTED KITCHEN / GROUND FLOOR WC / 2 LARGE DOUBLE BEDROOMS / GAS FIRED CENTRAL HEATING / PVC DOUBLE GLAZING / OFF STREET PARKING FOR 2 VEHICLES / LOW MAINTENANCE REAR GARDEN / VIEWING HIGHLY RECOMMENDED //

Set on this modern development this really nicely proportioned 2 bedroom end town house benefits from pvc double glazing throughout and a gas fired central heating system via a combi boiler and comprises: Open plan entrance hall/fully fitted kitchen with dining space, ground floor wc, lounge extending to the full width of the property. First floor landing: 2 large double bedrooms and the main house bathroom. Outside, the property has off street parking for 2 vehicles and a really nice low maintenance rear garden. Situated where the property is offers a good degree of peace and quite whilst at the same time giving access to a range of low amenities including schools, bus routes, local shops and supermarkets and easy access to the A19. All in all a really smartly presented house, ideal for a First Time Buyer/Young Family. **VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ALL IT HAS TO OFFER.**

ACCOMMODATION

A heavy composite style door with double glazed fan light above gives access to:

OPEN PLAN DINING KITCHEN

14'5" max x 17'2" max (4.39m max x 5.23m max)
The kitchen area is fitted with an attractive range of white high gloss wall mounted cupboards and base units with a grey square edged work surface incorporating a single bowl stainless steel sink with splashback matching the work surface. The integrated appliances on offer include washing machine, dishwasher, brushed stainless steel fan assisted electric oven with matching 4 ring gas hob, brushed stainless steel splashback and an extractor hood above. There is also an integrated fridge freezer, 2 pvc double glazed windows to the front, a double panelled radiator and tile effect laminated flooring, a built-in understairs storage cupboard, a further double panelled radiator just to the side of the entrance door, stairs rising to the first floor and doors leading off to the remaining ground floor accommodation.

GROUND FLOOR WC

This is nice and modern with a white suite comprising of a low flush wc and a pedestal wash hand basin with tiled splashback and matching tiled window cill. It has a pvc double glazed window to the front, tiled effect vinyl floor covering and a central heating radiator.

LOUNGE

17'3" x 9'11" (5.26m x 3.02m)
This is nicely tucked away at the rear of the house for which is a lovely size room which extends to the full width of the house. It has a double glazed window to

the rear and pvc double glazed French style doors and 2 central heating radiators.

FIRST FLOOR LANDING

17'11" x 7'0" (5.46m x 2.13m)
The landing itself is extremely generous in size and currently accommodates the owners work desk, still leaving plenty of room for further storage etc. It has a pvc double glazed window to the front, a double panelled radiator, a single panelled radiator, access to the loft space and a large built-in over stairs cupboard providing really useful storage space.

BEDROOM 1

12'2" x 10'0" (3.71m x 3.05m)
Tucked away at the rear of the house with a pvc double glazed door and window giving access to a Juliet style balcony and a central heating radiator.

BEDROOM 2

12'2" x 10'0" (3.71m x 3.05m)
This is almost identical in size to the other bedroom and again is a really lovely sized double with 2 pvc double glazed windows to the front and a central heating radiator.

HOUSE BATHROOM

This is fitted with a 3 piece white suite comprising of a low flush wc, pedestal wash hand basin and a panelled bath with a mixer tap attachment and shower head. There is tiling to the bathing and splashback areas with a tile effect vinyl floor covering, a central heating radiator and an extractor fan.

OUTSIDE

To the front of the property it is open plan with off

street parking for 2 vehicles with tarmac and paving. The paved access pathway leads to the front entrance door. To the left side of the property there is a timber gate which gives access to a passage way which leads on down to the rear garden and gives access for wheelie bin.

REAR GARDEN

The rear garden is really nicely enclosed and offers low maintenance for a busy family, it has a good sized paved patio leading to an area of artificial lawn which then steps up to a raised timber decked area at the far end of the garden where there is a timber storage shed. There is a good height timber fencing to the boundary, an external water tap and external security light attached to the property.

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 B

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with EE,

Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

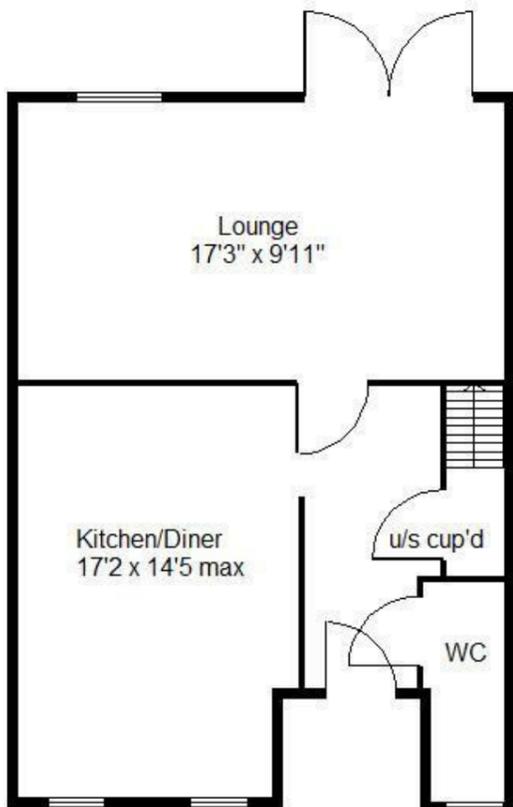
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

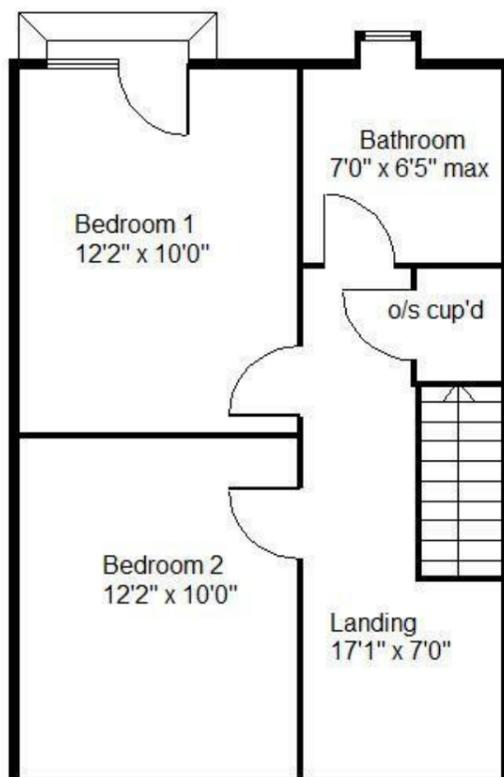
OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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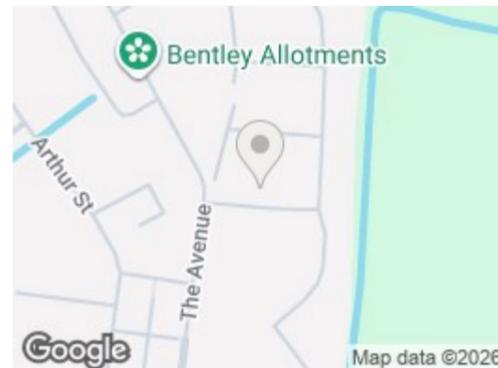
FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	88
(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	