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Tenter Road, Warmsworth, Doncaster, DN4 9PW  
Guide Price £220,000

**LARGE 3 BEDROOM SEMI-DETACHED HOUSE / FANTASTIC LONG REAR GARDEN / WELL PROPORTIONED ROOMS / POPULAR WARMSWORTH VILLAGE / SIDE DRIVEWAY AND BRICK GARAGE / PVC**

**DOUBLE GLAZING / GAS CENTRAL HEATING / EARLY VIEWING RECOMMENDED //**

Located on this popular roadway within Warmsworth village, a large traditional styled 3 bedroom semi-detached house with a lovely long rear garden. It has pvc double glazing except for the pantry window, gas radiator central heating via a combination type boiler and briefly comprises: Entrance portico into a larger hall with feature panelling to the walls, spacious lounge with a deep bay window, separate dining room, modern fitted kitchen with integrated cooking appliances. First floor landing, 3 good sized bedrooms and a modern bathroom. Outside are good sized gardens, ample parking to the side, brick garage and a very long rear garden. The property is well placed with access to local amenities including, local shops, well regarded schools, the A1 and motorway networks. Motivated seller therefore an early viewing is recommended.

**ACCOMMODATION**

A brick portico gives shelter to a pvc double glazed entrance door which leads into the entrance hall.

**ENTRANCE HALL**

**13'2" max x 5'7" max (4.01m max x 1.70m max)**

The entrance hall has a staircase to the first floor accommodation with feature wall panelling, a deep built-in understairs storage cupboard, this has a timber casement window and a cold shelf, plus a light. A traditional panel door which can be found throughout the property leads into a front facing lounge.

**LOUNGE**

**14'7" max x 13'8" max (4.45m max x 4.17m max)**

This is an attractive and very good sized reception room, it has a deep pvc double glazed bay window to the front, a feature fireplace with an electric fire inset, 2 central heating radiators, coving and a ceiling light.

**DINING ROOM**

**14'2" max x 11'0" max (4.32m max x 3.35m max)**

The dining room is a good sized second reception room, it has a pvc double glazed window to the rear, coving, ceiling light and a central heating radiator.

**FITTED KITCHEN**

**8'9" x 8'6" (2.67m x 2.59m)**

The kitchen is fitted with a range of high and low level units finished with a light grey shaker style cabinet door with a work surface over. There is a four ring gas hob including wok burner, extractor hood and an integrated oven. There is plumbing for an automatic washing machine, room for under counter fridge/freezers etc. There are two pvc double glazed windows, a pvc double glazed exterior door, ceiling

light and a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems.

**FIRST FLOOR LANDING**

There is a pvc double glazed window to the side, access point to the loft space with a retractable ladder. The loft has been boarded plus there is a light and therefore provides useful additional storage. There is timber panelling to half wall height and doors to the bedrooms and bathroom.

**BEDROOM 1**

**15'0" max x 12'2" max (4.57m max x 3.71m max)**

A large front facing double bedroom, which has a pvc double glazed bay window to the front, picture rail, central heating radiator and a ceiling light.

**BEDROOM 2**

**12'0" x 11'0" (3.66m x 3.35m)**

A good sized second double bedroom, it has a pvc double glazed window to the rear, a central heating radiator and a ceiling light.

**BEDROOM 3**

**7'9" x 7'5" (2.36m x 2.26m)**

This is a comfortable third bedroom as evidenced by the room measurements. There is a pvc double glazed window to the front, picture rail, central heating radiator and a ceiling light.

**HOUSE BATHROOM**

The bathroom is fitted with a white suite that comprises of a panelled bath with mixer shower over including a shower rail, a wash hand basin and a low flush wc built into modern bathroom furniture. High level mirrored cabinet, feature spotlighting, tiling to the four walls, pvc double glazed window, central heating radiator, vinyl flooring and a ceiling light.

**OUTSIDE**

To the front of the property there is a dropped kerb gives access to a concrete side drive which provides car standing and continues along the side of the property and leads into the rear giving access to a brick garage with a metal up and over door, power and light laid on. The front garden is mainly lawned.

**REAR GARDEN**

To the rear there is a very long garden, it is part paved creating a nice patio and sitting area which extends across the rear elevation and then leads onto a large lawn. The garden is all enclosed with hedging, fencing and brick walling to the perimeters, and screened with maturing shrubs and plants.

**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 system via a combination type boiler. 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 1000 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	