

horton knights of doncaster

sales  
lettings  
and service



Granby Road, Edlington, Doncaster, DN12 1JU  
Offers Over £180,000

**CHAIN FREE/ IMMACULATE 3 BEDROOM SEMI / HUGE GREEN ENERGY UPGRADES CREATING LARGE ANNUAL SAVINGS / GREEN MORTGAGE ELIGIBLE/ AIR SOURCE HEAT PUMP / EV CHARGER FITTED/ MODERN FITTED DINING KITCHEN WITH APPLIANCES / LOUNGE ONTO REAR GARDEN / LANDSCAPED REAR GARDEN / 2 X OFF ROAD CAR PARKING / EARLY VIEWING ESSENTIAL //**

Offered with a huge green package which includes an air source heat pump, solar panels and battery storage this house will save you money. pristine inside and out it really is ready to move into. In brief it comprises: Entrance hall, ground floor wc, modern fitted dining kitchen with a host of fitted appliances, spacious lounge with double doors onto the rear garden. On the first floor there are 3 bedrooms, and a modern white bathroom with a shower. Outside there is an equally well tended landscaped rear garden and two off road parking spaces to the front. Popular development with good access to local amenities shops, schools etc. plus easy access to the A1 and motorway networks. **VIEWING IS HIGHLY RECOMMENDED.**

**ACCOMMODATION**

A composite type double glazed entrance door leads into the property's entrance hall.

**ENTRANCE HALL**

This is all beautifully presented and sets the theme for the remainder of the property. It has a modern laminate floor covering, a central heating radiator, a central ceiling light and door to the ground floor WC.

**GROUND FLOOR WC**

This is all smartly finished with a modern 2 piece white suite comprising of a low flush wc and wash hand basin inset to vanity unit. There is a feature decorative wall, extractor fan, central ceiling light, a continuation of the laminate flooring and a central heating radiator.

**DINING KITCHEN**

**13'8" max x 11'7" max (4.17m max x 3.53m max)**

A lovely modern open plan arrangement, it's fitted with a range of high and low level units finished with a white high gloss cabinet door, a contrasting work surface with a range of integrated appliances to include; a four ring induction hob with stainless steel splashback and extractor hood above, an oven, fridge/freezer, dishwasher and a deep recess suitable for a washing machine with appropriate plumbing laid on. There is feature ambient LED lighting, a continuation of the laminate flooring, double panel central heating radiator, 2 ceiling lights, pvc double glazed window with fitted venetian blind and a door into an attractive lounge.

**LOUNGE**

**14'9" x 11'6" (4.50m x 3.51m)**

Enjoying an aspect over the property's rear garden, this

has 2 pvc double glazed double opening doors which lead onto a patio and then the garden beyond. There is a feature central ceiling light, a deep built-in understairs storage cupboard, central heating radiator and a laminate floor covering.

**FIRST FLOOR LANDING**

There is loft access via a loft ladder, a central heating radiator and doors leading to the bedrooms and bathroom.

**BEDROOM 1**

**14'6" max x 9'1" max (4.42m max x 2.77m max)**

A beautiful large double bedroom it has 2 pvc double glazed windows to the front, a central heating radiator, central ceiling light and built-in storage cupboard with shelving.

**BEDROOM 2**

**9'9" max x 8'6" max (2.97m max x 2.59m max)**

This has a pvc double glazed window to the rear, a central heating radiator and central ceiling light.

**BEDROOM 3**

**6'8" x 6'6" (2.03m x 1.98m)**

Presently displayed and used as a dressing room, it has a pvc double glazed window with an outlook over the property's rear garden, a central heating radiator and central ceiling light.

**BATHROOM**

All smartly presented with a modern white suite that comprises of a panel bath with mixer shower over including glazed shower screen, inset vanity unit and low flush wc. There is a vinyl floor covering, central heating radiator, central ceiling light and the addition of a pvc double glazed window to the side.

**OUTSIDE**

To the front there is 2 parking spaces side by side, a EV charge point, and a pedestrian pathway to the front door with a pretty garden.

**REAR GARDEN**

This has been landscaped and creates a beautiful sitting area during the spring and summer months. There is a paved patio and sitting area directly accessed from the rear of the house, with timber fencing to the perimeters, steps lead up to a raised lawn with decorative flower bed and border which is stocked with a variety of shrubs and plants.

**AGENTS NOTES:**

TENURE - is Freehold.

ESTATE CHARGE - £120.00 per annum.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - 4 KW Air Source Heat Pump with conventional radiators.

SOLAR PANELS - The property is fitted with 4.55 KWh solar panels (owned outright) and two 5.1 KW storage batteries.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with

download speeds of up to 1,600 mbps and upload speeds of up to 115 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

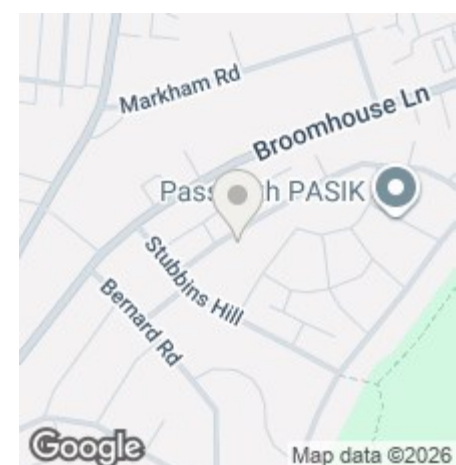
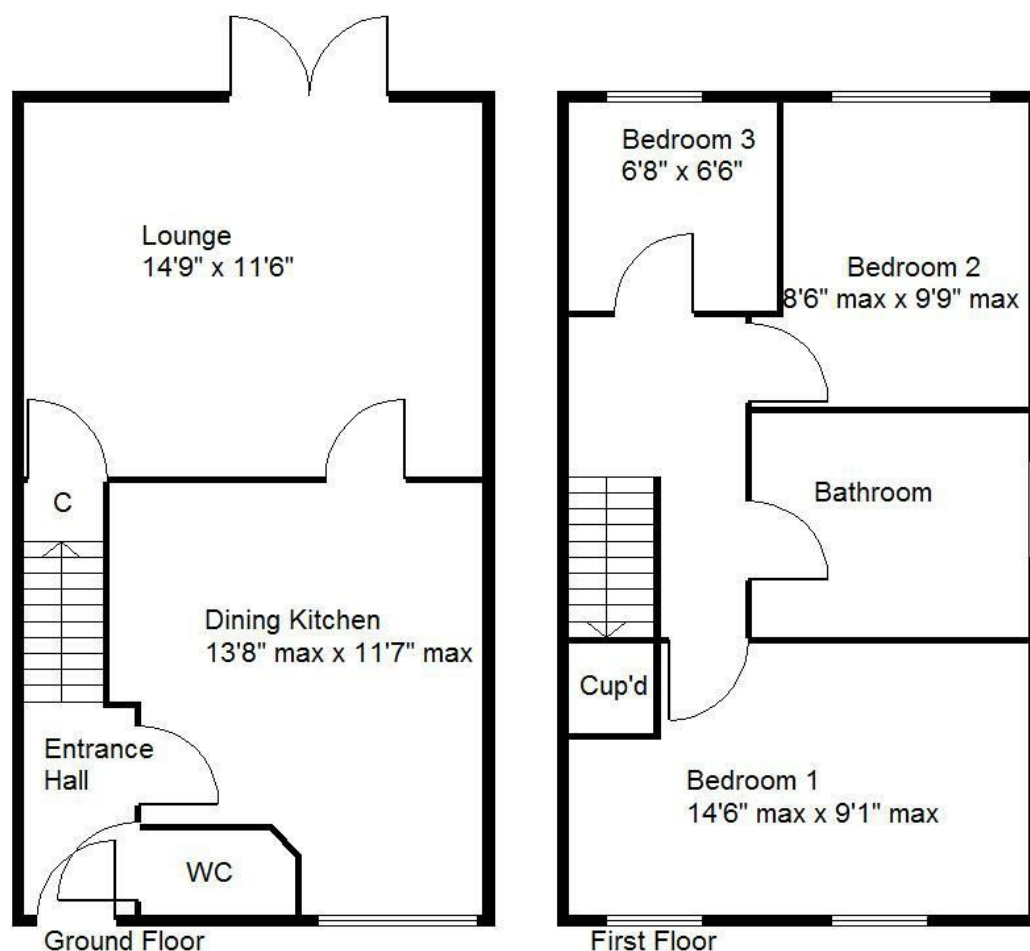
floor plan is designed as a visual reference and is NOT a scale drawing.

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](http://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.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	85
(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	