

# horton knights

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**A GOOD SIZED TRADITIONAL STYLED 3 BEDROOM SEMI / POPULAR RESIDENTIAL LOCATION CLOSE TO CITY CENTRE / SPACIOUS LIVING ACCOMMODATION / GCH VIA NEW COMBI BOILER / NEW PVC DOUBLE GLAZING / DETACHED GARAGE TO REAR / EARLY VIEWING RECOMMENDED //**

Located on this popular roadway, a traditional styled, bay front 3 bedroom semi-detached house. It has new pvc double glazing, gas central heating via a combination type boiler and briefly comprises: Entrance Portico with door into a larger entrance hall, 2 separate reception rooms, kitchen and an extended utility room. First floor landing; 3 good sized bedrooms and a bathroom with a shower. Outside are front and rear gardens, the rear has vehicle access to a detached sectional garage. The property is well placed with access to local amenities including shops, schools etc. and within walking distance of the City Centre. PRICED TO SELL. VIEWING ESSENTIAL.

**ACCOMMODATION**

A pvc double glazed entrance door with decorative glazed inset, a matching fan light and side screens leads into an entrance portico.

**ENTRANCE PORTICO**

This is finished with a tiled floor, exposed brickwork and timber casement door which leads through into the entrance hall.

**ENTRANCE HALL**

**12'7" x 5'8" max (3.84m x 1.73m max)**

This has a staircase leading to the first floor accommodation with a built-in understairs storage cupboard, a pvc double glazed window to the side and shelving. Within the hallway there is a central heating radiator, laminate flooring, coving, ceiling light.

**LOUNGE**

**12'10" max x 11'10" (3.91m max x 3.61m )**

This has a broad pvc double glazed bay window to the front, a feature fireplace with gas fire inset, continuation of the laminate flooring, central heating radiator, coving and a central ceiling light.

**DINING ROOM**

**13'6" x 9'9" (4.11m x 2.97m)**

A separate room, it has a pvc double glazed window with an outlook into the rear garden, double panelled central heating radiator, laminate flooring, coving and a ceiling light.

**KITCHEN**

**9'8" x 7'7" (2.95m x 2.31m)**

This is fitted with a range of high and low level units finished with a white cabinet door, there is a contrasting work surface with a tiled splashback, a single drainer stainless steel sink unit with a mixer tap. There is a recess for a gas cooker, central heating radiator, pvc double glazed window to the side and a timber casement door which continues and leads into an extended utility room.

**EXTENDED UTILITY ROOM**

**8'2" x 8'0" (2.49m x 2.44m)**

This has a pvc double glazed window with an outlook into the rear garden, fitted kitchen cabinets, central heating radiator, vinyl flooring, extractor fan, ceiling light and a pvc double glazed exterior door.

**FIRST FLOOR LANDING**

This has a pvc double glazed window to the side, a central ceiling light, access into the loft space and a positive ventilation system. There is a tall built-in cupboard which houses a new gas fired combination type boiler which supplies the domestic hot water and central heating systems.

**BEDROOM 1**

**13'6" x 9'9" (4.11m x 2.97m)**

A large double bedroom, it has a pvc double glazed window with an outlook to the rear, central heating radiator, picture rail and a ceiling light.

**BEDROOM 2**

**13'2" max x 9'9" max (4.01m max x 2.97m max)**

A second double bedroom with a feature pvc double glazed bay window to the front, central heating radiator, built-in cupboards set to the chimney recess and shelving, coving and a ceiling light.

**BEDROOM 3**

**7'9" x 7'8" (2.36m x 2.34m)**

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

**HOUSE BATHROOM**

This is a fitted with a 3 piece suite that comprises of a panelled bath with shower over including a glazed shower screen, pedestal wash hand basin and a low flush wc. There is a central heating radiator, vinyl flooring, pvc double glazed window and a ceiling light.

**OUTSIDE**

The property stands on an attractive plot, to the front there is a pretty garden with flowerbeds stocked with a variety of shrubs and plants, an ornate wall with a pedestrian gate gives to the front with a pathway continuing along the side of the property leading into the rear garden.

**REAR GARDEN**

The rear garden itself has access off of a wide rear lane which includes vehicle access to a detached sectional garage. The garden is hard landscaped designed for easier and lower maintenance, there

are paved patio and sitting areas, ornamental shrubs, plants and trees.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, were stated.

HEATING - Gas radiator central heating. Age of boiler 2025.

COUNCIL TAX - Band A

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.

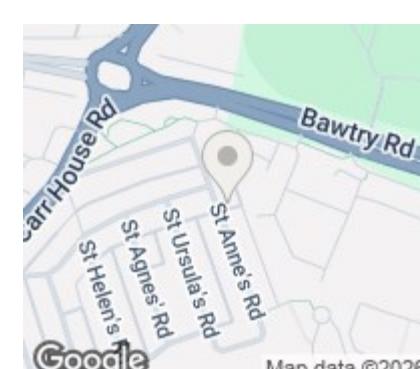
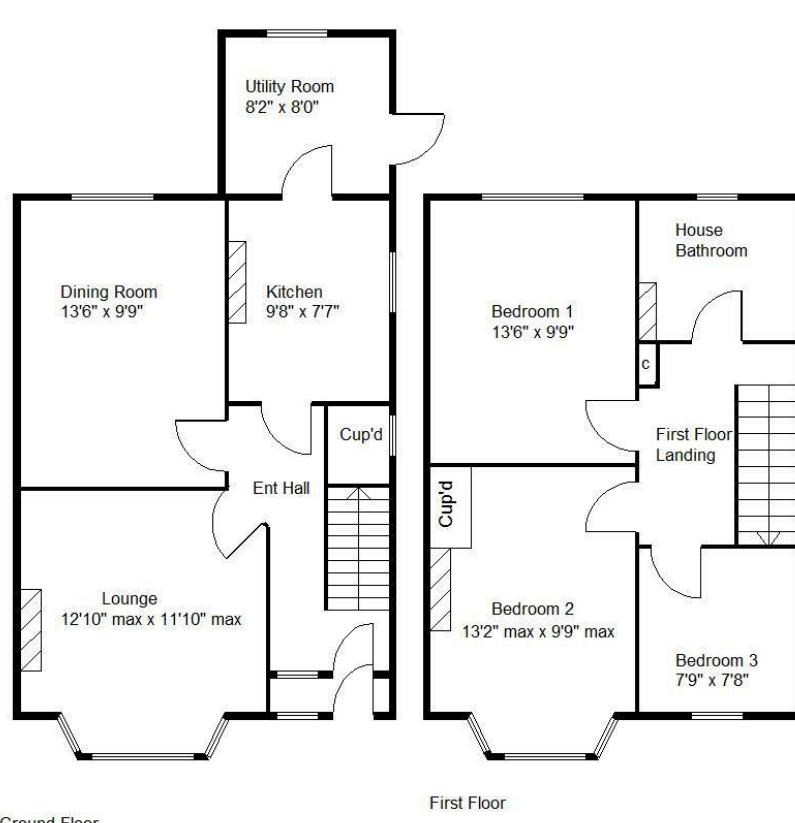
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prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		81	
EU Directive 2002/91/EC		67	