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Comelybank Drive, Mexborough, Doncaster, S64 0FD
Asking Price £120,000

CONTEMPORARY STYLED 3 STOREY, 2 DOUBLE BEDROOM END TOWN HOUSE / FRESHLY DECORATED AND RE-CARPETED / SPACIOUS LIVING OVER 3 FLOORS / CAR PARKING WITH ADDITIONAL VISITOR PARKING / ATTRACTIVE DEVELOPMENT ON THE OUTSKIRTS OF MEXBOROUGH TOWN / NO CHAIN / EARLY VIEWING ESSENTIAL //

A very stylish 3 storey, 2 double bedroom town house offering contemporary living. The property has gas radiator central heating via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall with stairs to first floor, ground floor double bedroom (or perfect home office), separate shower room. First floor, open plan living kitchen with fitted cabinets and integrated cooking appliances, whilst on the top floor there is a large principle bedroom suite with en-suite shower room. Outside there is a forecourt style garden, allocated car parking with additional visitor parking, attractive development, close to the pastures including walks and easy access to Mexborough town centre.

ACCOMMODATION

A shallow canopy gives shelter to a double glazed entrance door and leads into the property's entrance hall.

ENTRANCE HALL

This is all smartly finished with modern panelling to half wall height, a staircase to the first floor accommodation, central heating radiator, new carpets and a tall built-in cloak style cupboard which also houses the gas fired combination type boiler which supplies the domestic hot water and central heating systems.

GROUND FLOOR BEDROOM/ OFFICE

15'3" x 9'2" max (4.65m x 2.79m max)

This has 3 pvc double glazed windows to the side and front elevations. There is a double panelled central heating radiator, central ceiling light fitment, part panelled walls, newly fitted carpet.

GROUND FLOOR SHOWER ROOM

7'6" x 5'9" (2.29m x 1.75m)

This is fitted with a white suite that comprises of shower enclosure, wash hand basin and low flush wc. There is modern vinyl flooring, central heating radiator, extractor fan, central ceiling light and a 3/4 utility cupboard which has plumbing for a washing machine and shelving over.

OPEN PLAN LIVING KITCHEN SPACE

15'3" max x 15'2" max (4.65m max x 4.62m max)

This is a good size with an open plan kitchen arrangement, there are 3 pvc double glazed

windows, a double panelled central heating radiator, a range of fitted cabinets and storage with a rolled edge work surface. There is a single drainer stainless steel unit with mixer tap, 4 ring ceramic hob, integrated oven, stainless steel splashback and matching extractor hood. There is also an integrated fridge and freezer, tiled splashbacks and further domestic appliance recess or breakfast bar which ever is preferable, central ceiling lights and smoke alarm. A door from here continues to the upper floor.

PRINCIPLE BEDROOM

15'3" x 11'10" (4.65m x 3.61m)

This has 4 pvc double glazed windows to the front and side elevations, a double panelled central heating radiator, access point into the loft space and door to en-suite shower room.

EN-SUITE SHOWER ROOM

This is fitted with a white suite comprising of a corner shower, wash hand basin, low flush wc. There is a central heating radiator, vinyl flooring, ceiling light and an extractor fan.

OUTSIDE

To the front of the property there is a pretty forecourt style garden area with a wrought iron railing and pedestrian gate access. To the side of the property there is an adjacent car parking space, with additional visitor parking.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units as per installed new 2012.

HEATING - Gas central heating via a combination type boiler.. Age of boiler TBC.

COUNCIL TAX - Band A

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

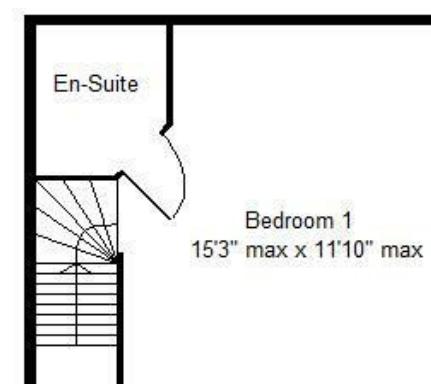
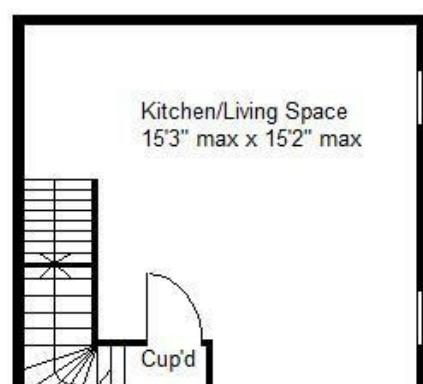
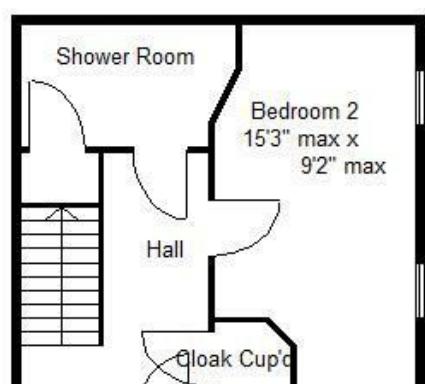
clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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

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Ground Floor

First Floor

Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(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		EU Directive 2002/91/EC	