

horton knights of doncaster

51 Stayers Road, Bessacarr, Doncaster, DN4 7FJ



AVAILABLE FROM THE 1ST APRIL SUBJECT TO REFERENCING- Situated in this lovely development, this two bedroom semi detached property offers good sized living accommodation, off-road parking to the front and access to a range of local amenities.

The property is fitted with PVC double glazing, gas fired central heating and briefly comprises: Entrance hall with access to a ground floor WC, nice sized lounge, contemporary dining kitchen with an integrated oven, two good sized double bedrooms and a modern white bathroom suite. Outside the property benefits from off road parking and an enclosed lawned rear garden. Located where it is means that the property is well placed with access to a range of amenities including shops, schools, Yorkshire Wildlife Park plus access to the M18 motorway network. **VIEWING RECOMMENDED.**

£795 PCM

ACCOMMODATION

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

ENTRANCE HALL

This has a central heating radiator, a staircase leading to the first floor accommodation, neutral painted walls with a mid-brown carpet and a panelled door leads into the ground floor WC.

GROUND FLOOR W/C

Fitted with a low flush WC, a wash hand basin, a central heating radiator, vinyl floor covering, a PVC double glazed window and a central ceiling light.

LOUNGE

4.62m x 2.79m (15'2" x 9'2")

There is a PVC double glazed window to the front, a central heating radiator, a central ceiling light, a door gives access to the understairs storage and a door to the far end leads into the dining kitchen.

DINING KITCHEN

3.86m x 2.44m (12'8" x 8'0")

Fitted with a range of high and low-level units finished with a white high gloss cabinet door with a contrasting rolled edge work surface, there is a one and a half bowl single drainer stainless steel sink unit with a mixer tap, plumbing for a washing machine, room for a tall fridge freezer, four-ring integrated gas hob with extractor hood above and oven beneath. Concealed behind one of the cabinets is the gas fired central heating combination type boiler which supplies the domestic hot water and central heating systems. There are two PVC deep glazed double opening doors which lead out onto the rear garden, a further PVC double glazed window to the side and a central ceiling light.

FIRST FLOOR LANDING

As previously described a staircase leads to the first floor landing.

There is an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1

3.86m x 2.59m (12'8" x 8'6")

A PVC double glazed window offers an outlook to the rear, a central ceiling light and a central heating radiator.

BEDROOM 2

3.86m x 2.44m (12'8" x 8'0")

A second double bedroom has a PVC double glazed window to the front, a central heating radiator, a central ceiling light and a built-in storage cupboard over the stair bulkhead.

BATHROOM

Fitted with a modern white three-piece suite comprising of a panelled bath with a mixer shower over, a pedestal wash hand basin and a low flush WC. There is vinyl floor covering, a central heating radiator, a PVC double glazed window, an extractor fan and a central ceiling light.

OUTSIDE

To the front of the property there are two car parking spaces with a small green in the foreground which provides a more pleasant and private aspect.

REAR GARDEN

There is an enclosed lawned garden with timber fencing to the perimeters.

AGENTS NOTES:

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AVAILABLE FROM THE 13TH OF NOVEMBER , subject to satisfactory referencing.

Council Tax: Band B.

Central Heating - The property has a gas radiator central heating system installed.

Double Glazing - The property is fitted with PVC double glazing.

Viewing - By prior telephone appointment with horton knights estate agents on 01302 760322.

Opening Hours: Monday - Friday 9:00 - 5:30; Saturday 9:00 - 3:00; Sunday www.hortonknights.co.uk

