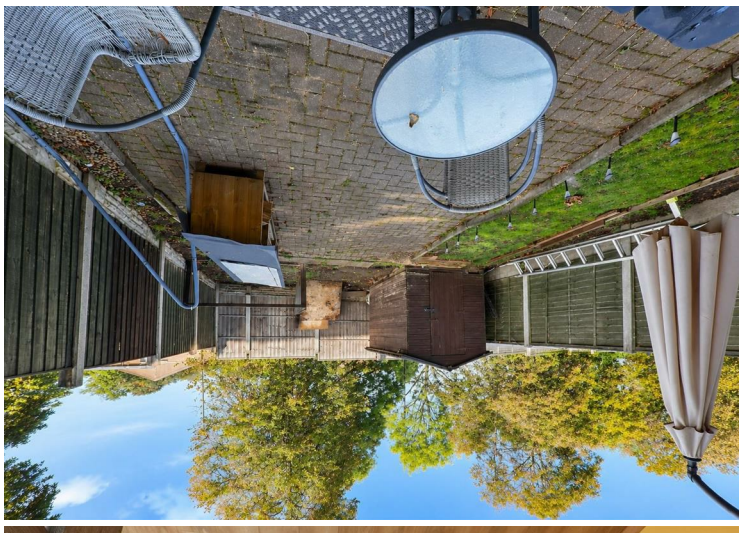
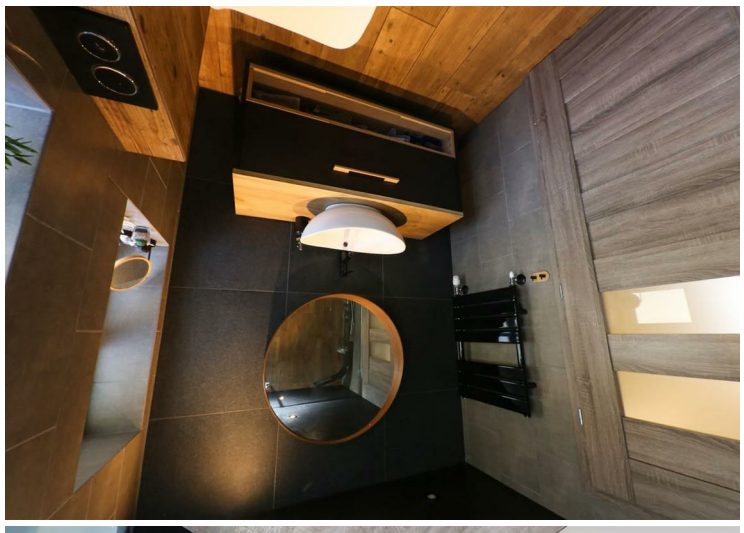
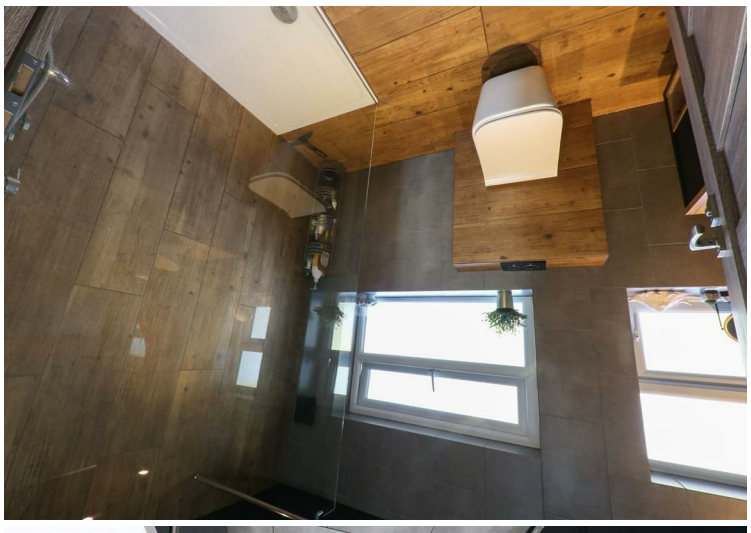
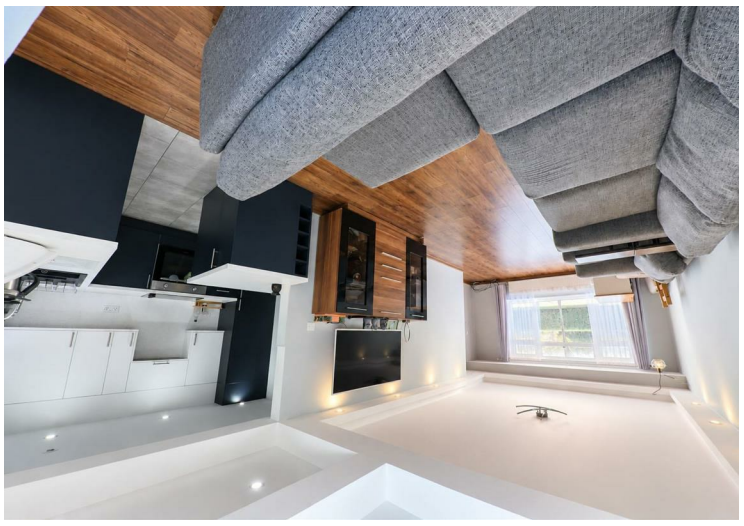
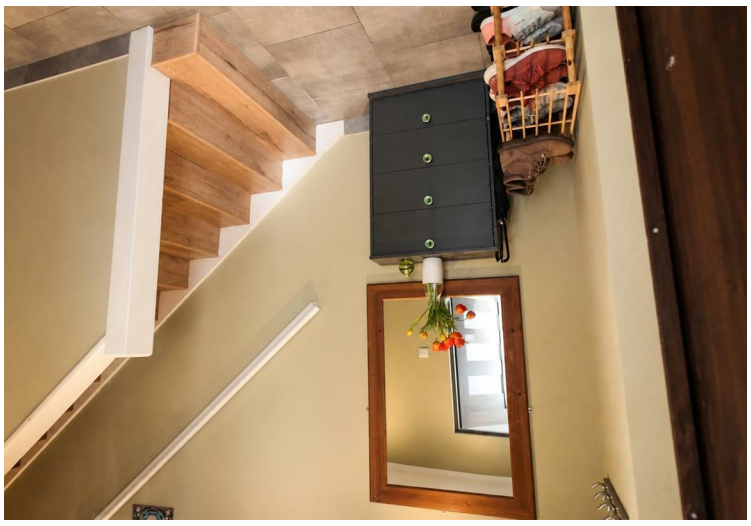










horton knights of doncaster

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Flint Road, Intake, Doncaster, DN2 6QD

Guide Price £165,000 - £175,000

*****GUIDE PRICE £165,000 - £175,000*****

A BEAUTIFUL CONTEMPORARY STYLED INTERIOR / THREE BEDROOMED MID TOWN HOUSE / BEAUTIFUL MODERN KITCHEN WITH INTEGRATED APPLIANCES / DUAL ASPECT OPEN PLAN LIVING SPACE / GORGEOUS MODERN SHOWER ROOM / GAS CENTRAL HEARING / TWO OFF ROAD PARKING SPACES / ENCLOSED REAR GARDEN / POPULAR RESIDENTIAL LOCATION WITHIN INTAKE / NO UPWARD CHAIN //

Located in this popular residential area, a well-proportioned contemporary styled 3 bedroom middle town house. The property has a gas radiator central heating system via a combination-type boiler, PVC double glazing, and briefly comprises: Entrance hall with stairs to first floor, spacious open plan lounge and dining room with a dual aspect and a garden door. A modern, newly fitted kitchen with integrated appliances and a useful utility cupboard. On the first floor, there is a landing, three good-sized bedrooms, and a contemporary styled shower room. Outside to the front there is two off-road parking spaces and an enclosed rear garden. Well-placed with access to local amenities including schools, shops and the hospital, plus access to Doncaster city centre, and access to the motorways.

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

ENTRANCE HALL
This is all smartly presented with a very contemporary theme. It includes a staircase to the first floor accommodation, a central heating radiator, inset spotlighting to the ceiling, and modern interior styled doors which leads through into the open plan lounge and dining room.

OPEN PLAN LOUNGE & DINING ROOM
25'0" max x 13'0" max (7.62m max x 3.96m max)
This has been remodelled and updated, again in a very contemporary theme. It has a broad PVC double glazed window to the front elevation, a double panel central heating radiator, modern laminate flooring, feature spotlighting, including a central ceiling light. This opens directly into the dining area where there is a further PVC double glazed window which includes a double glazed door giving access into the rear garden. A contemporary style tall radiator, inset spotlighting, laminate flooring, and this continues directly into the kitchen.

MODERN KITCHEN
12'7" max x 8'0" max (3.84m max x 2.44m max)
All beautifully finished with a range of modern high and low-level units finished in a contrasting two-tone colouration including a deep blue base coloured cupboard and a white high level cupboard. There is a marble effect work surface with a matching splashback. Integrated appliances include a four-ring ceramic hob with an extractor above and an integrated oven beneath, a 1½ bowl composite sink with a contemporary style mixer tap, plus an integrated fridge and freezer. There is inset spotlighting to the ceiling, a tiled floor, a PVC double glazed window, and a deep utility cupboard which has plumbing for an automatic washing machine and additional storage.

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

BEDROOM 1
13'8" x 11'4" (4.17m x 3.45m)
A large double bedroom, this is the only bedroom that hasn't been redecorated, although there is a new interior door already fitted. It has a broad PVC double glazed window to the rear, a central heating radiator, coving, and a central ceiling light.

BEDROOM 2
11'8" x 8'8" (3.56m x 2.64m)
A good sized second double, it has a PVC double glazed window to the front, central heating radiator, laminate flooring, and a central ceiling light.

BEDROOM 3
9'0" x 8'4" (2.74m x 2.54m)
A comfortable size third bedroom as evidenced by the room measurements. PVC double glazed window to the front, double panel central heating radiator, and a central ceiling light.

GORGEOUS CONTEMPORARY SHOWER ROOM
Luxuriously appointed with a very contemporary theme. It is fitted with a low profile walk-in shower tray with a multifunction shower unit including body jets and a glazed frameless shower screen. A wash basin set onto a vanity unit, and a low flush WC. There is modern tiling to the four walls, including a matching wood effect tiled floor with underfloor heating, two PVC double glazed windows, inset spotlighting to the ceiling and a towel/radiator.

OUTSIDE
To the front of the property, a dropped kerb gives access to a block paved front garden, which now provides off-road parking for two cars, side by side.

REAR GARDEN
The rear garden is enclosed, it has fencing to the perimeters and there is a block paved patio and sitting area with a further side lawn and a timber shed.

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. Age of boiler 2021.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

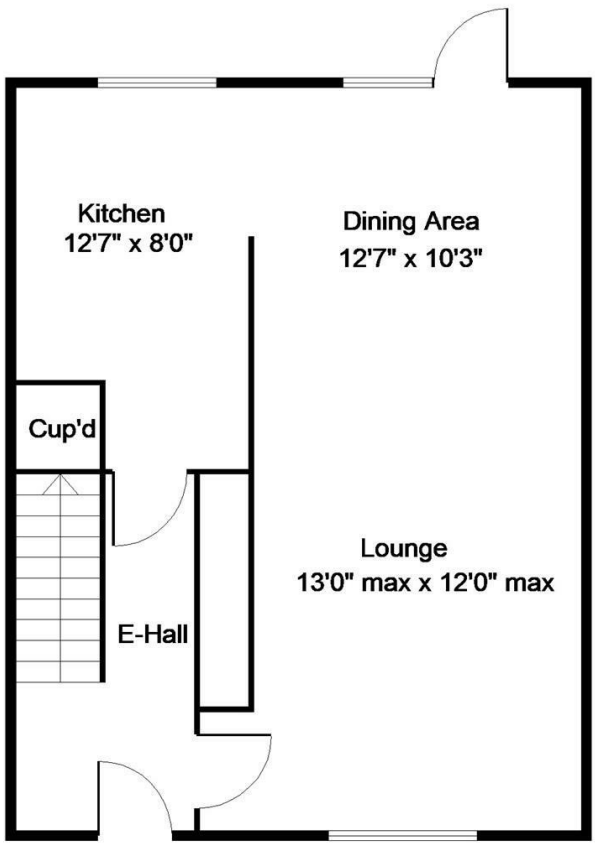
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

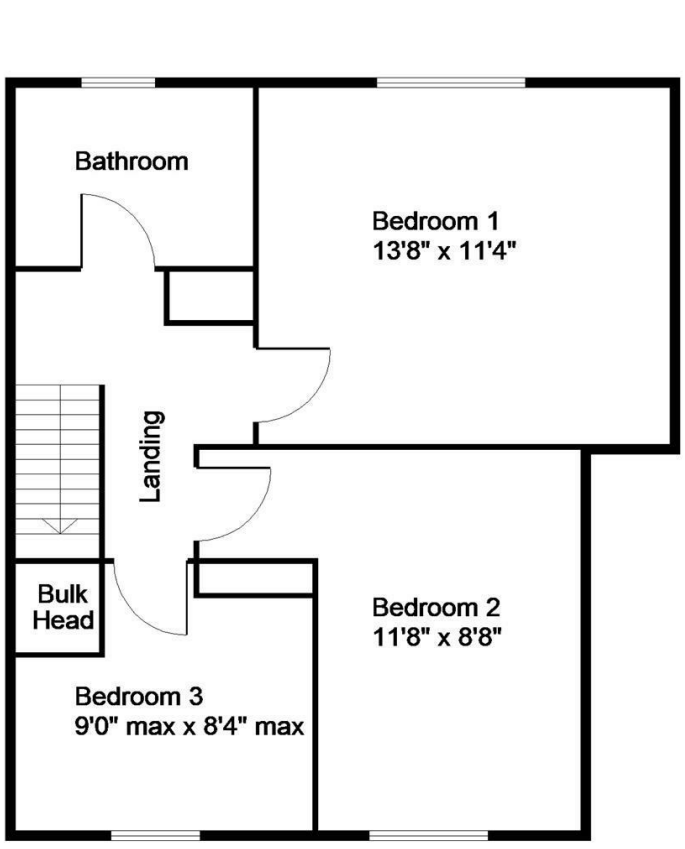
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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.

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Ground Floor



First Floor

