

horton knights

of doncaster

sales
lettings
and service



VACANT AND READY TO GO..... an immaculate 3 bedroom semi detached house with the benefit of new grey coloured pvc double glazing, gas central heating via a new combination type boiler, all freshly decorated and with the addition of new carpets. It briefly comprises: Entrance hall, lounge, dining room and a fitted kitchen. First floor landing, 3 bedrooms and a house bathroom. Outside there is gated off road parking to the front and a good sized rear garden. Well placed with access to local amenities, including the City Centre and the hospital. PRICED TO SELL. VIEWING RECOMMENDED.

ACCOMMODATION

A new composite type double glazed entrance door with matching side screens leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, central heating radiator, central ceiling light and door into the lounge.

LOUNGE

14'4" x 10'8" max (4.37m x 3.25m max)

This is a good sized bay fronted lounge, it has a PVC double glazed window, central heating radiator, coving and central ceiling light.

DINING ROOM

11'5" x 8'5" (3.48m x 2.57m)

This has two PVC double glazed double opening doors which lead out into the rear garden, a central heating radiator, a central ceiling light and coving to the ceiling.

KITCHEN

11'4" max x 7'7" max (3.45m max x 2.31m max)

This is fitted with a range of high and low level units finished with a grey coloured cabinet door, a matching work surface, single drainer stainless steel sink unit, recess with electric laid on for a cooker and further space for under mounted fridge/freezer etc. Concealed behind a corner cabinet is a wall mounted gas fired combination type boiler, which supplies the domestic water and central heating systems. There are two PVC double glazed windows, laminate flooring and a built in understairs storage cupboard.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side, access point into the loft space and doors to bedrooms and bathroom.

BEDROOM 1

15'6" max x 10'0" (4.72m max x 3.05m)

A good sized double room, it has a broad PVC double glazed window to the front, central heating radiator and a central ceiling light.

BEDROOM 2

11'0" max x 8'10" max (3.35m max x 2.69m max)

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

BEDROOM 3

8'8" max x 6'5" max (2.64m max x 1.96m max)

There is a PVC double glazed window to the front, central heating radiator, laminate flooring and a ceiling light.

HOUSE BATHROOM

This is fitted with a white suite that comprises of a panelled bath, pedestal wash basin and low flush W/C. There is tiling to the four walls, independent shower over the bath, PVC double glazed window and inset spot lighting to the ceiling.

OUTSIDE

To the front of the property there is a hard landscaped driveway with double gated access and dropped kerb, finished with decorative slate stones. There is hedging and walling to the perimeters. A pedestrian pathway continues along the side of the property and leads into the rear garden.

REAR GARDEN

This is all enclosed with concrete posts and timber fencing to the perimeters. It is mainly lawned with a concrete paved patio and sitting area.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

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

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1,000 mbps and upload speeds of up to 1,000 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.

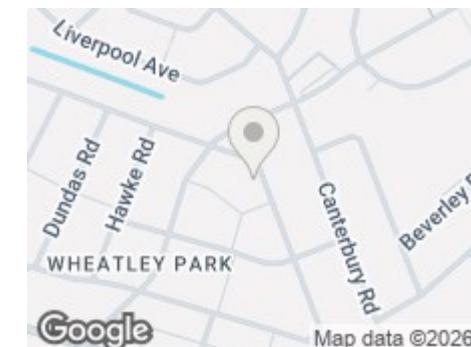
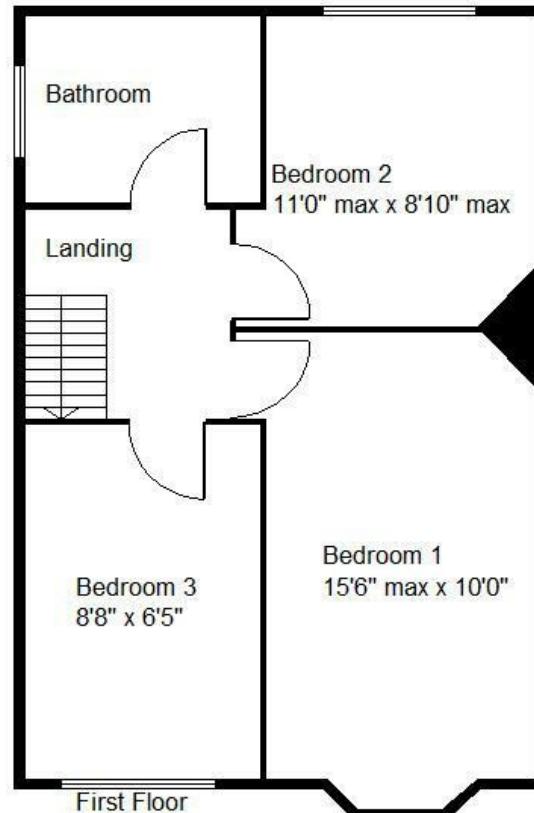
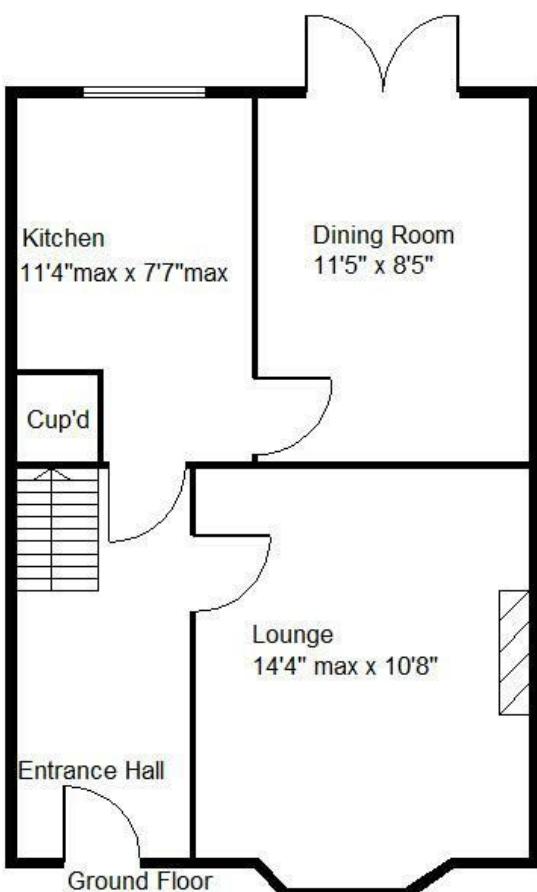
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OPENING HOURS - Monday - Friday 9:00 - 5:30

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC