

horton knights of doncaster

3 Clifton Crescent, Wheatley Hills, Doncaster, DN2 5NJ



A smartly presented extended 3 bedroom traditional style bay fronted semi detached house in this popular residential district.

The accommodation on offer benefits from gas fired central heating, double glazing and comprises: Entrance porch into the property's entrance hall, lounge, separate dining room, good sized kitchen, rear lobby, ground floor W/C, first floor landing, 3 large double bedrooms and a smart bathroom with a white suite. Outside the property has off street parking to the front and an enclosed low maintenance rear garden. Located where it offers good access to local amenities including schools, local shops, supermarkets and bus routes. Available immediately, viewing is **HIGHLY** recommended.

£995 PCM
£1,100 Bond



ACCOMMODATION

A double glazed entrance door with double glazed windows to the side and front gives access into the entrance porch.

ENTRANCE PORCH

With wood style vinyl flooring, tiling to dado level to the walls and a timber internal door giving access into the entrance hall.

ENTRANCE HALL

With stairs rising to the first floor, a built in understairs storage cupboard, a double panel central heating radiator and doors leading off to the ground floor accommodation.

LOUNGE

3.84m into bay x 3.45m (12'7" into bay x 11'4")

With a double glazed bay window to the front, a double panel radiator and a picture rail.

DINING ROOM

4.75m into bay x 3.10m (15'7" into bay x 10'2")

With a double glazed bay window to the rear, a double panel central heating radiator and wood style laminated flooring.

KITCHEN

5.05m x 1.96m (16'7" x 6'5")

Fitted with a range of oak effect wall mounted cupboard and base units finished with a rolled edge work surface incorporating a single bowl stainless steel sink and tiling to the splashbacks. There is a brushed stainless steel electric fan assisted oven with a matching four ring electric hob and extractor hood above. There is a feature radiator, double glazed windows to the side elevations, wood effect ceramic tiled floor and a gas combination type boiler.

REAR LOBBY

There is a double glazed window to the side, a PVC double glazed door giving access to the driveway and a further door leading to the ground floor W/C.

GROUND FLOOR W/C

Fitted with a white low flush W/C and a wall mounted wash hand basin with shelving. There is a PVC double glazed window to the rear and wood effect ceramic tiled flooring continued through from the kitchen area.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

This has a double glazed window to the side, a built in over stairs storage cupboard, a loft hatch with a retractable ladder and doors leading off to the remaining accommodation.

BEDROOM 1

3.99m into bay x 3.25m (13'1" into bay x 10'8")

A good sized double room with a double glazed bay window to the front, a double panel central heating radiator, wood style laminated flooring and picture rail to the walls.

BEDROOM 2

4.04m x 3.10m (13'3" x 10'2")

Another good sized double bedroom, this has a double glazed window to the rear, a double panel central heating radiator, partial picture rail to the walls and wood style laminated flooring.

BEDROOM 3

4.14m x 3.30m max (13'7" x 10'10" max)

Forming part of the extended section of the house, it has 2 PVC double glazed windows to the front, a double panel central heating radiator and wood style laminated flooring.

BATHROOM

2.11m x 1.98m (6'11" x 6'6")

Smartly presented with a white suite comprising of a low flush W/C, wash hand basin set into a vanity unit and a shower style bath with a mixer tap and a chrome effect shower head. It has a double glazed window to the rear, marble and granite effect panelling to the walls, white PVC panelling to the ceiling, an extractor fan, a wall mounted heated towel rail and slate grey effect laminated tiles to the floor.

OUTSIDE

To the front of the property there is an enclosed courtyard, paved with flower borders, brick built walls and a cast iron gate to the front. The concrete driveway provides off street parking and leads under a brick built car port onto a detached garage.

DETACHED GARAGE

The garage is of concrete sectional construction with double timber doors to the front.

REAR GARDEN

Once again the rear garden is low maintenance and is paved with a flower border down one side and concrete posts and timber fencing to the boundary. There is an external tap attached to the rear elevation of the house.

LETTINGS AGENTS NOTES

AGENTS NOTES - AVAILABLE IMMEDIATELY subject to satisfactory referencing.

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

Double Glazing - The property has PVC double glazing fitted.

Council Tax Band - Band B.

Broadband - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

Mobile Coverage - Coverage is available with Three, EE, O2 and Vodafone.

VIEWING By prior telephone appointment with horton knights estate agents on Doncaster 01302 760322.

OPENING HOURS Monday - Friday www.hortonknights.co.uk

