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Harpenden Drive, Dunscroft, Doncaster, DN7 4HN
Asking Price £99,950

FANTASTIC ONE BEDROOM TOWN HOUSE / CONTEMPORARY LAYOUT / MEZZANINE LEVEL DOUBLE BEDROOM WITH WARDROBES / OFF ROAD PARKING FOR 2 /

VIEWING ESSENTIAL.....a lovely spacious one double bedroom town house with a long front driveway and a sunny South-Westerly rear aspect. Gas radiator central heating, PVC double glazing the property briefly comprises: Entrance porch with storage into an inner hall with additional storage, spacious open plan living room with doors onto the rear garden, fitted kitchen, landing, mezzanine double bedroom with fitted wardrobes and a modern white bathroom. There is two parking spaces, side by side to the front, and a good sized enclosed rear garden. Well placed with access to local amenities including a variety of local shops, schools etc. plus access to the M18/ M180 and motorway network.

ACCOMMODATION

A PVC double glazed entrance door gives access into the entrance lobby.

ENTRANCE PORCH

This has a deep storage cupboard which also houses the fuse box and meters etc and leads into a larger entrance hall.

ENTRANCE HALL

With a central heating radiator, a vinyl floor covering and deep storage which has power laid on suitable for a fridge freezer etc. A glazed door then leads into a large open plan living space.

OPEN PLAN LOUNGE

16'5" x 12'8" max (5.00m x 3.86m max)

A very stylish open plan room, it has PVC double glazed doors which give an outlook and access to the rear garden, a feature wall mounted electric fire, a central ceiling light, wall lights, a double panel central heating radiator and a staircase giving access to the first floor accommodation. There is also a broad opening which leads into the kitchen.

FITTED KITCHEN

7'7" x 6'10" (2.31m x 2.08m)

This is fitted with a range of high and low level units finished with a work surface over, there is a single drain stainless steel sink unit with a mixer tap, a recess suitable for a cooker (electric and gas cooking facilities), plumbing for an automatic washing machine, a vinyl floor covering, a wall mounted gas fired combination type boiler which supplies domestic hot water and central heating systems, a PVC double glazed window with an outlook to the front and a central ceiling light.

FIRST FLOOR LANDING

From the lounge a staircase leads up to the first floor landing, there is a deep storage cupboard and doors to the bedroom and bathroom.

BEDROOM 1

13'4" x 7'10" max (4.06m x 2.39m max)

The bedroom is a good size, it has a feature mezzanine style, there is a PVC double glazed window to the front, a central heating radiator and a range of fitted wardrobes concealing hanging rail and storage.

BATHROOM

7'6" x 4'6" (2.29m x 1.37m)

Fitted with a modern white 3 piece suite comprising of a panelled bath, a pedestal wash hand basin and a low flush W/C, there is a vinyl floor covering, a central heating radiator, tiling to the four walls, a PVC double glazed window, a central ceiling light and an access point into the loft space.

OUTSIDE

To the front of the property there is a large block paved garden area which now offers off road parking for 2/3 vehicles dependent upon size and a pedestrian walkway giving access to the front door.

REAR GARDEN

The garden enjoys a lovely sunny South Westerly aspect, it is a good size with concrete posts and timber fencing to the perimeters.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated.

HEATING - Gas radiator central heating system fitted via a combination type boiler.

COUNCIL TAX - Band A.

BROADBAND - Superfast broadband is available with download speeds of up to 49 mbps and upload speeds of up to 8 mbps.

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

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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