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Commonside, Westwoodside, Doncaster, DN9 2AR
Guide Price £200,000 - £210,00

CONTEMPORARY 3 STOREY MEWS STYLE HOUSE / BEAUTIFUL VILLAGE LOCATION / 3 DOUBLE BEDROOMS & 2.5 BATHROOMS. / MODERN DECOR THROUGHOUT/ GREY KITCHEN WITH INTEGRATED APPLIANCES/ EN-SUITE BATHROOM / AMPLE PARKING //

Located in this beautiful village, a contemporary 3 storey 3 bedroom mews style house which offers spacious living. It has a gas radiator central heating system via a combination type boiler, pvc double glazing and briefly comprises; Entrance hall, spacious front facing lounge, modern dining kitchen finished with grey coloured cabinets and a host of integrated appliances plus double doors onto the rear garden, ground floor w/c, first floor landing, two large double bedrooms, plus a full four piece bathroom. Whilst on the upper floor, is the principal bedroom suite which includes an en suite bathroom as well. Outside there is ample parking to the front and an enclosed walled rear garden. Well placed with access to amenities within the village including countryside walks, shops etc. Internal viewing recommended.

ACCOMMODATION

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

ENTRANCE HALL

This has a modern tiled floor covering, a staircase to the first floor, a central heating radiator, a central ceiling light and oak interior door (which can be found throughout the remainder of the property) leads through into a spacious lounge.

SPACIOUS LOUNGE

17'6" x 11'8" (5.33m x 3.56m)

This is an attractive front facing reception room, it has a broad pvc double glazed window to the front, a double panel central heating radiator, a central ceiling pendant light and door through into the dining kitchen.

DINING KITCHEN

14'10" x 9'3" (4.52m x 2.82m)

All beautifully finished with a range of modern high and low level units finished with a mid grey cabinet door and contrasting oak coloured work surface over. There is a one and a half bowl composite style sink with mixer tap, four ring gas hob including wok burner, integrated oven and a contemporary style extractor hood. There is plumbing for an automatic washing machine, an integrated fridge/freezer and concealed behind one of the wall cabinets is a gas fired combination type boiler which supplies the domestic hot water and central heating systems. There are two pvc double glazed double opening doors which lead out onto the rear patio, a pvc double glazed window, modern tiled floor covering, a central heating radiator, a central ceiling light and a door to ground floor cloaks w/c.

GROUND FLOOR CLOAKS W/C

Fitted with a modern two piece white suite that comprises of a low flush w/c, wash basin set onto a vanity top with tiled splashback, a pvc double glazed window, tiled flooring, an extractor fan and a central ceiling light.

FIRST FLOOR LANDING

There is a pvc double glazed window to the side, a central pendant light and a door which gives access to a further small landing area where there is a central heating radiator, a pvc double glazed window and stairs continuing up to the upper floor.

BEDROOM 2

14'6" x 8'7" (4.42m x 2.62m)

An attractive front facing double bedroom, it has a pvc double glazed window to the front, a central heating radiator and a central ceiling pendant light.

BEDROOM 3

12'6" x 8'7" (3.81m x 2.62m)

Again, an excellent double room, it has a pvc double glazed window to the rear, a central heating radiator and a central ceiling pendant light.

HOUSE BATHROOM

Fitted with a modern four piece white suite that comprises of a panelled bath with tiled splashbacks, a separate shower enclosure including rainfall shower head, a pedestal wash hand basin and a low flush w/c. There is a contemporary style towel rail/ radiator, modern tiled flooring, extractor fan and a central ceiling light.

PRINCIPAL BEDROOM

16'0" x 14'10" overall (4.88m x 4.52m overall)

There is a pvc double glazed window to the side, three double glazed velux windows to the front and rear, a central

heating radiator, a central pendant light and access into the loft space.

EN-SUITE BATHROOM

Fitted with a modern white suite that comprises of a panelled bath, wash basin set onto a vanity top and a low flush w/c. There is tiling to the bathing areas and splashbacks including a coordinating floor tile, a contemporary style towel rail/ radiator and a double glazed velux window.

OUTSIDE

To the front of the property there is a large tarmac area which provides car parking for 2 plus cars side by side. A pathway continues along the side of the property and gives access into the rear garden.

REAR GARDEN

This enjoys a south westerly aspect, there is a paved patio and sitting area and a small lawn with walled gardens creating a nice private sitting area.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing Age. Approx 2 years

HEATING - gas central heating & combi boiler . Age approx 2 years

COUNCIL TAX - This property is Band C.

BROADBAND - Superfast broadband is available with

download speeds of up to 80 mbps and upload speeds of up to 20 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, Vodafone 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

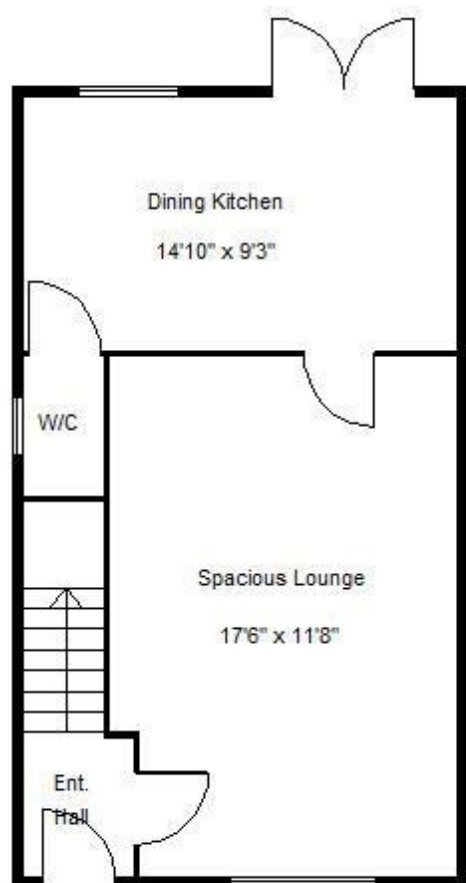
floor plan is designed as a visual reference and is NOT a scale drawing.

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.

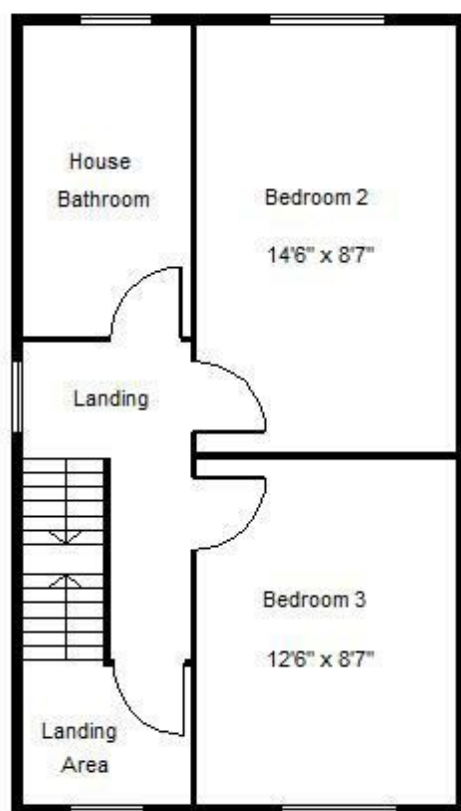
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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.

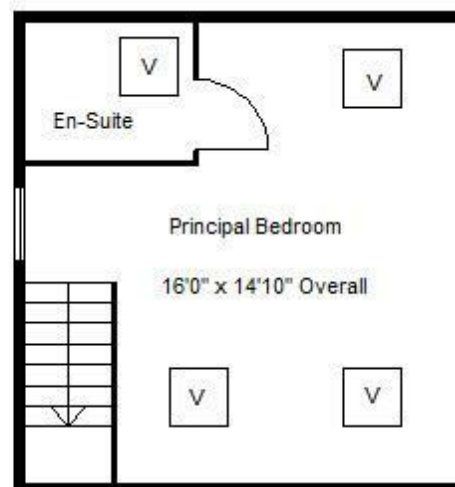
FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Ground Floor



First Floor



Upper Floor

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 95 |
| (81-91) B | | 85 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |