

horton knights of doncaster

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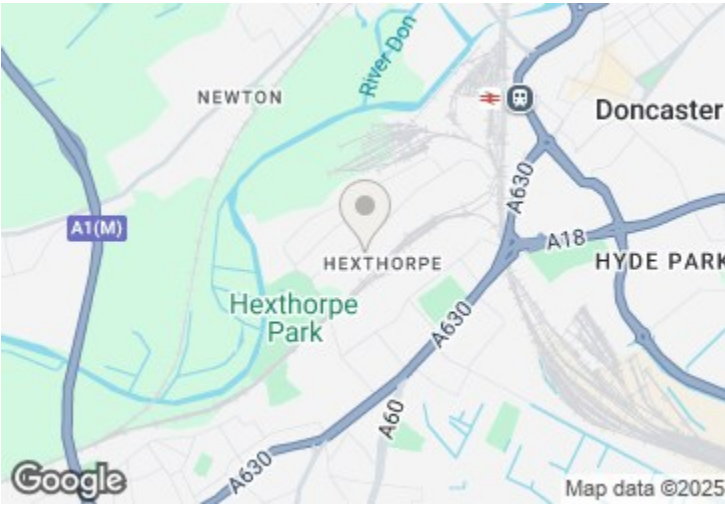
15 Langer Street, Hexthorpe, Doncaster, DN4 0EX



*** GUIDE PRICE £110,000 - £120,000 ***

This really nicely proportioned end townhouse sits in this popular residential area close to Doncaster City Centre and its accommodation comprises: Entrance hall, ground floor W/C, fitted kitchen, lounge, first floor landing, 2 double bedrooms and a bathroom with a white suite. Outside, the property has off street parking for 2 vehicles to the front and an enclosed rear garden. The property benefits from PVC double glazing throughout, gas fired central heating via a combi boiler and offers good access to local amenities including schools, bus routes, local shops and as mentioned Doncaster City Centre. It is offered with NO ONWARD CHAIN.. early viewing is highly recommended to appreciate all it has to offer.

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ACCOMMODATION

A double glazed entrance door gives access to the entrance hall.

ENTRANCE HALL

With a central heating radiator and doors leading off to the ground floor accommodation.

GROUND FLOOR W/C

Fitted with a white suite comprising of a low flush W/C and a wall mounted wash hand basin with a tiled splashback, ceramic tiled flooring, an extractor fan and a PVC double glazed window to the front with a tiled window sill.

KITCHEN

2.79m x 2.49m (9'2" x 8'2")
Fitted with a range of wood style wall mounted cupboards and base units with a rolled edge work surface incorporating a 1 1/2 bowl stainless steel sink with ceramic tiled splashbacks. There is an integrated electric oven, a four ring gas hob and an extractor hood above, appliance recesses for a fridge and a washing machine, a PVC double glazed window to the front, an extractor fan, a wall mounted gas central heating boiler, a central heating radiator and a ceramic tiled floor.

OPEN PLAN LIVING ROOM

4.72m x 3.58m (15'6" x 11'9")
Situated at the rear of the property and extending to the full width of the house, it has a PVC double glazed window and PVC double glazed french style doors leading into the rear garden, a central heating radiator and stairs rising to the first floor.

FIRST FLOOR LANDING

With an access point to the loft space, a central heating radiator and doors leading off to the remaining accommodation.

BEDROOM 1

4.72m x 2.49m (15'6" x 8'2")
This is a really nice sized double room again extending to the full width of the house, with two PVC double glazed windows to the rear and a central heating radiator.

BEDROOM 2

2.79m x 2.77m (9'2" x 9'1")
This could also be used as a double room if required and has a PVC double glazed window to the front, a central heating radiator and a built in over stairs storage cupboard.

BATHROOM

Fitted with a three piece suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath, with tiling to the bathing and splashback areas, a central heating radiator, tiled flooring, an extractor fan and a PVC double glazed window to the front.

OUTSIDE

To the front of the property there is a block paved area providing off street parking for 1/2 vehicles.

REAR GARDEN

The rear garden is all enclosed with a combination of brick built wall and timber fencing to the boundary and it is laid to lawn.

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 TBC.

COUNCIL TAX - Band A.

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 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

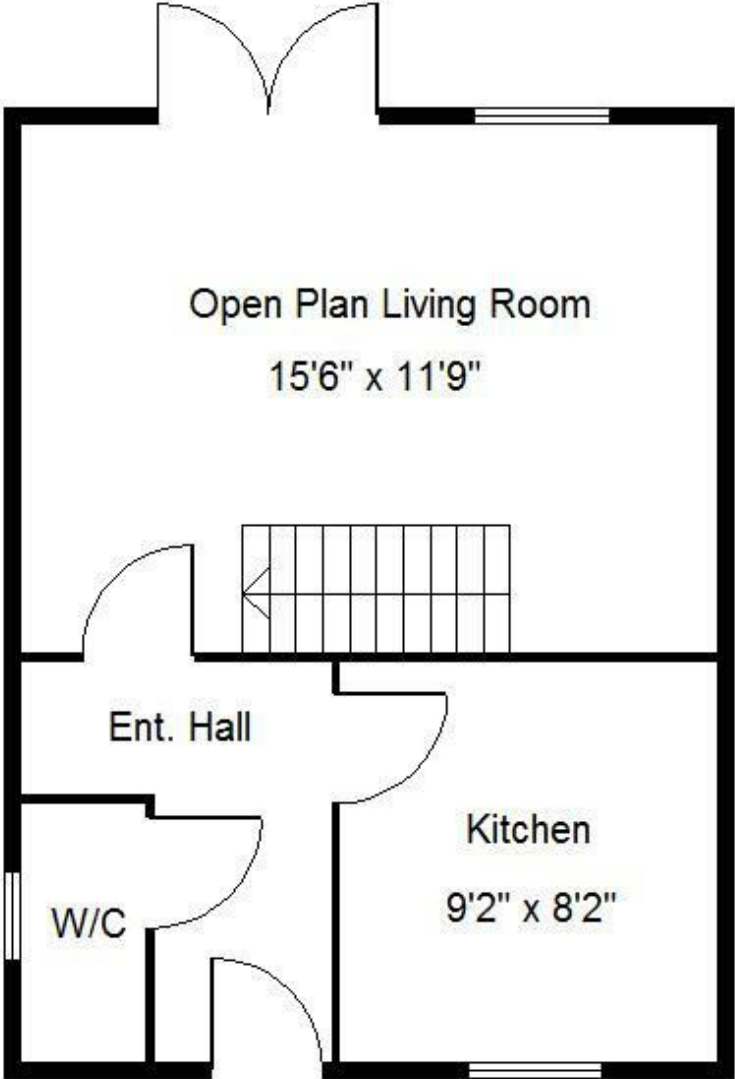
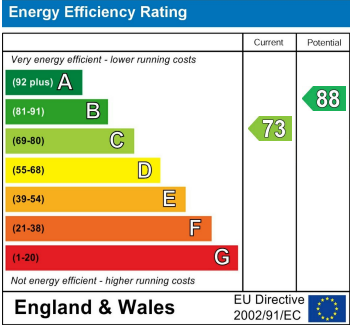
tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

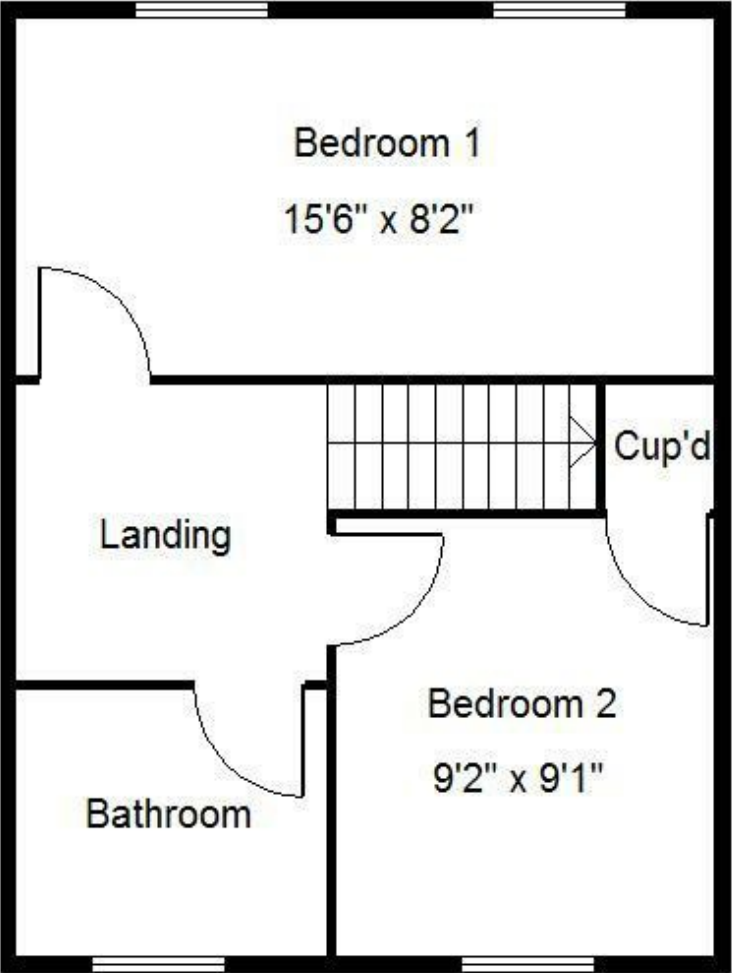
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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.

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