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lettings  
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horton knights of doncaster



Broomhouse Lane, Edlington, Doncaster, DN12 1EJ  
Offers Around £125,000



Located on this popular roadway in the village of Edlington, a 3 bedroom mid terraced house which must be viewed to be appreciated.

Situated on this well regarded roadway and offering well proportioned accommodation, the property is very sensibly priced and is offered with NO ONWARD CHAIN. The property comprises: Entrance hall, lounge, dining room, fitted kitchen, first floor landing, 3 good sized bedrooms including 2 doubles and a bathroom with a white suite. Outside the property has front and rear gardens plus outbuildings perfect for storage. Situated where it is, the property offers great access to local amenities including schools, bus routes, shops and supermarkets and the A1 if required. All in all, an excellent property which must be viewed to appreciate all it has to offer.

ACCOMMODATION

A PVC double glazed entrance door with a double glazed side screen gives access to the entrance hall.

ENTRANCE HALL

With a central heating radiator, ceramic tiled flooring, coving to the ceiling, a built in understairs storage cupboard, a wall mounted gas fired combination type boiler with a cupboard beneath, stairs rising to the first floor and doors leading off to the ground floor accommodation.

LOUNGE

13'0" x 9'0" (3.96m x 2.74m)

A nice sized space with a PVC double glazed window to the front, an open fire, coving to the ceiling and wood style laminated flooring.

DINING AREA

10'0" x 9'0" (3.05m x 2.74m)

There is a PVC double glazed window overlooking the rear garden, coving to the ceiling and a double panel central heating radiator plus wood style laminated flooring continuing through from the lounge area.

FITTED KITCHEN

11'8" x 10'4" (3.56m x 3.15m)

Fitted with a range of shaker style wall mounted cupboards and base units with a rolled edge work surface incorporating a 1 1/2 bowl sink with a chrome mixer tap. There is tiling to the splashback areas, plumbing for a washing machine with appliance recess, an integrated electric oven and a ceramic electric hob with an extractor hood above. With ceramic tiled flooring continuing through from the entrance hall, a double glazed window and a PVC double glazed door giving access into the rear garden. There is also a further built in pantry style cupboard which can be used for extra storage space.

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

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing. With an access point and doors leading off to the remaining accommodation.

BEDROOM 1

12'0" x 10'7" (3.66m x 3.23m)

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

BEDROOM 2

11'4" max x 8'9" (3.45m max x 2.67m)

Another good sized double room with a PVC double glazed window to the rear, a central heating radiator and fitted wardrobes providing hanging rail and shelving space with a built in vanity area and overhead cupboards.

BEDROOM 3

9'0" x 8'11" max (2.74m x 2.72m max)

This is a good sized third bedroom and has a PVC double glazed window to the front, a central heating radiator, coving to the ceiling and a built in bed frame which is integrated with the bulk head.

BATHROOM

The bathroom is fitted with a three piece white suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath with a wall mounted electric shower and a brushed aluminium/ glass shower screen. There is a white wall mounted heated towel rail, full ceramic tiling to the walls and further ceramic tiling to the floor and a PVC double glazed window to the rear.

OUTSIDE

To the front of the property, there is an open plan lawned garden with a paved access pathway leading to the front entrance door.

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.

REAR GARDEN

The rear garden is nicely enclosed and has a paved patio which leads to a shaped lawn, with concrete posts and timber fencing to the boundary and a timber gate giving access to the rear. There are also two useful outbuildings providing extra storage space for garden furniture, bicycles etc.

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.

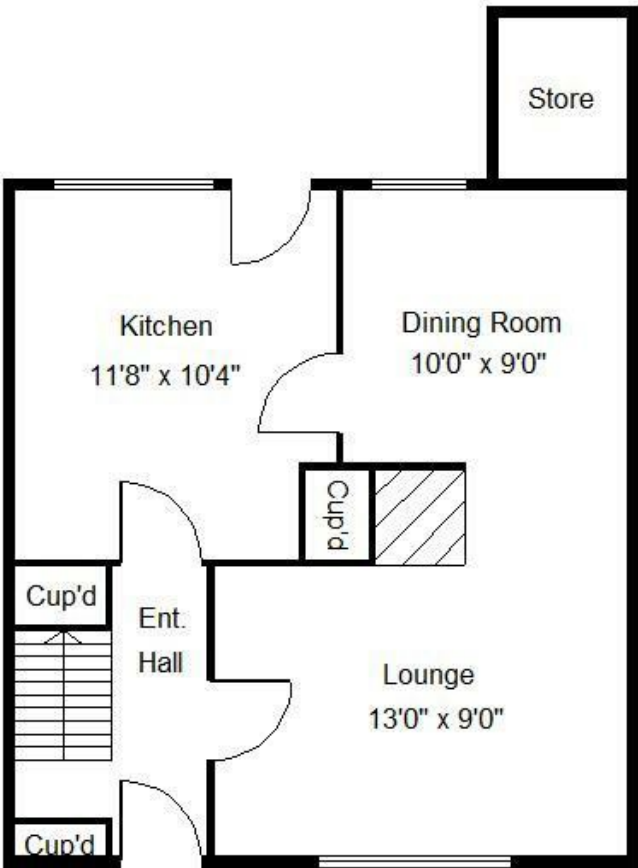
COUNCIL TAX - Band A.

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

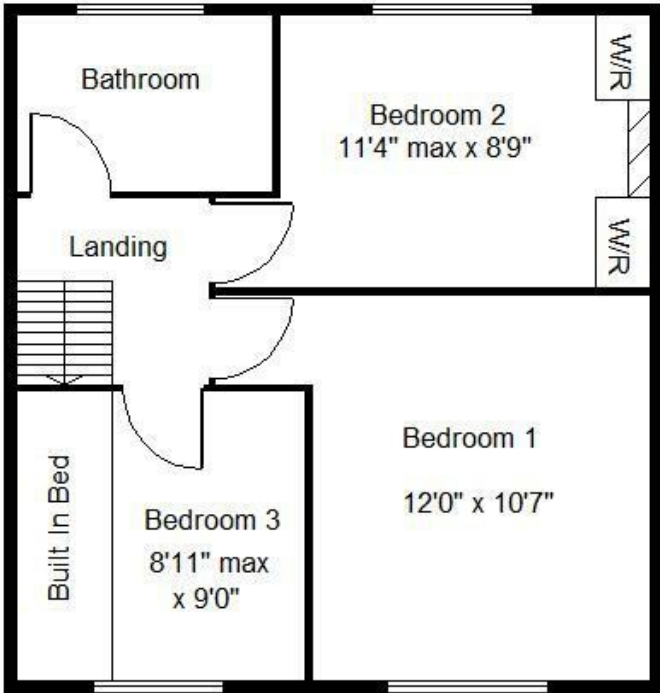
MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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.



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	