



horton knights of doncaster

sales
lettings
and service



Holyrood Road, Town Moor, Doncaster, DN2 5HR
Asking Price £150,000

3 BEDROOM FORECOURTED TERRACED HOUSE / NEW COMBI BOILER / NEW ROOF / RECENTLY REWIRED / NEEDS SOME REDECORATION BUT HUGE POTENTIAL / DETACHED GARAGE / VERY POPULAR TOWN MOOR LOCATION / NO CHAIN //

Located on this attractive and popular roadway within Town Moor, a good sized 3 bedroom terraced house. Certain works have been carried out to include a new boiler, new roof and rewire, plus it has pvc double glazing and gas central heating and some replastering - although it will need decorating. It briefly comprises; Entrance portico into a larger hall with stairs to the first floor, two separate reception rooms, extended kitchen, first floor landing, three good sized bedrooms and a bathroom with a white suite. Outside are front and rear gardens, the rear has the benefit of a detached brick garage with access off of a wide rear lane. Walking distance of the city centre including a good variety of local amenities. PRICED TO SELL..... Viewing recommended!

ACCOMMODATION

A portico gives shelter to a traditional panelled door with matching leaded glazed side screens and leads into the property's entrance hall.

ENTRANCE HALL

This is finished with a real wood floor covering, a staircase to the first floor, a central heating radiator and door into a front facing lounge.

LOUNGE

13'1" into bay x 11'3" (3.99m into bay x 3.43m)

This has a broad pvc double glazed bay window to the front, tongue and groove flooring, fireplace, a central heating radiator and a ceiling light.

DINING ROOM

12'4" x 11'4" max (3.76m x 3.45m max)

Has a pvc double glazed window to the rear, a central heating radiator and a central ceiling light.

EXTENDED KITCHEN

18'10" max x 6'4" (5.74m max x 1.93m)

Fitted with a range of base and wall units finished with a pine cabinet door and a contrasting work surface. There is a composite style sink, recess for gas cooker point, vinyl flooring, plumbing for a washing machine, central heating radiator, two pvc double glazed windows, an exterior door.

FIRST FLOOR LANDING

There is a access to the loft, tongue and groove boarded floor, smoke alarm and a ceiling light.

BEDROOM 1

13'7" into bay x 10'4" (4.14m into bay x 3.15m)

A lovely sized double bedroom it has a broad pvc

double glazed bay window to the front, a central heating radiator, a central ceiling light.

BEDROOM 2

12'3" x 10'6" (3.73m x 3.20m)

A second double bedroom, it has a pvc double glazed window to the rear, a central heating radiator, tongue and grove floor boards and a pendant ceiling light.

BEDROOM 3

8'2" x 6'6" (2.49m x 1.98m)

A single sized bedroom it has a pvc double glazed window to the front, a central heating radiator, tongue and groove boarded floor and a pendant ceiling light.

BATHROOM

Fitted with a suite comprising of a panelled bath, wash basin and a low flush w/c. There is a pvc double glazed window, a central heating radiator and a ceiling light.

OUTSIDE

To the front of the property there is an enclosed garden with brick walling to the perimeters and a pedestrian pathway to the front door.

REAR GARDEN

An enclosed garden with brick walling to the perimeters and a pedestrian gate onto a wide rear lane. It is part lawned with a paved patio, maturing shrubs, plants and bushes.

DETACHED BRICK GARAGE

17'6" x 10'6" (5.33m x 3.20m)

There is a brick garage with personnel door and window.

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 Installed 2024.

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.

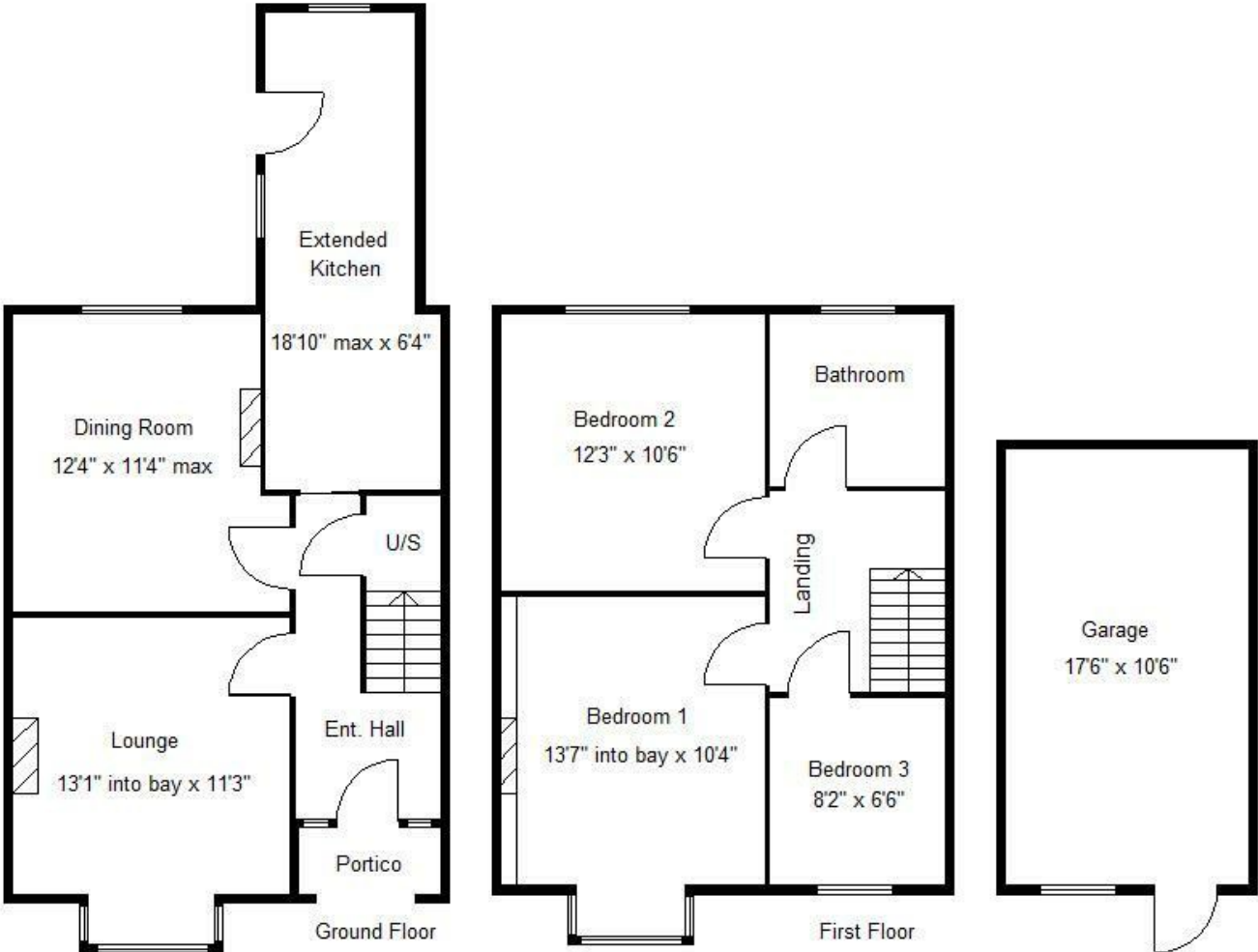
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	50	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	