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Mill Gate, Bentley, Doncaster, DN5 0DF
Offers Around £120,000

LOVELY 2 BEDROOM PROPERTY / OVERLOOKING FARMLAND & BUILDINGS / OFF ROAD PARKING / ATTRACTIVE WELL MAINTAINED ACCOMMODATION THROUGHOUT / PVC CONSERVATORY / GORGEOUS COURTYARD GARDEN / GOOD ACCESS TO AMENITIES //

An early viewing is recommended on this 2 double bedroom terraced house, located at the end of Mill Gate overlooking farmland and farm buildings. It has a gas central heating system via a new boiler late 2023, pvc double glazing and comprises. Entrance porch to an inner hall, attractive lounge, separate dining area and extended kitchen area plus a pvc conservatory. First floor landing, 2 double bedrooms and a modern white bathroom. Outside the front now provides off road parking plus there's a gorgeous rear courtyard garden. Great central position within walking distance of local amenities in Bentleys bustling centre.

ACCOMMODATION

A PVC double glazed entrance door leads into an entrance porch.

ENTRANCE PORCH

This has a tiled floor covering, PVC double glazing and a further PVC double glazed exterior door which leads into the property's entrance hall.

ENTRANCE HALL

There is a staircase leading to the first floor accommodation, a ceiling light and a glazed door leads into the front facing lounge.

LOUNGE

14'2" x 12'0" (4.32m x 3.66m)

An attractive room, it has a broad PVC double glazed window to the front, a double panel central heating radiator, a feature fireplace incorporating a gas fire, coving to the ceiling, a central ceiling light, modern laminate flooring and double doors which lead through into the dining area.

DINING AREA

8'8" x 7'2" (2.64m x 2.18m)

There is a tiled floor covering, coving to the ceiling, a central ceiling light, a tall contemporary radiator and a broad opening leading directly into the kitchen area. Double doors from here also lead into the conservatory.

KITCHEN AREA

13'6" x 6'3" (4.11m x 1.91m)

Fitted with a range of oak fronted cabinets with a contrasting works surface over incorporating a 4 ring gas hob, an integrated oven, recess and plumbing for a washing machine and room for a tall fridge freezer. There is a single drainer stainless steel sink unit with

a mixer tap, a PVC double glazed window with an outlook into the property's rear garden, a deep understairs storage cupboard with utility shelving which also houses the gas fired boiler.

CONSERVATORY

10'0" x 7'2" (3.05m x 2.18m)

This is PVC double glazed and has double glazed double opening doors which lead out into the rear garden, it has a tiled floor covering, a lean to style polycarbonate roof, a central heating radiator and power laid on.

FIRST FLOOR LANDING

There is a central ceiling light, an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1

12'0" x 11'6" (3.66m x 3.51m)

A large double bedroom, it has a PVC double glazed window which gives an outlook to the front including farmland and farm outbuildings, there is a central ceiling light, a tall contemporary style central heating radiator and a built in cupboard housing the hot water cylinder with an immersion heater fitted (not wired up).

BEDROOM 2

11'9" x 7'9" (3.58m x 2.36m)

A second double bedroom, it has a PVC double glazed window with an outlook to the rear, a central heating radiator and a central ceiling light.

BATHROOM

Fitted with a white suite that comprises of a panelled bath, a separate shower enclosure with an independent electric shower, a pedestal wash hand basin and a low flush W/C. There is tiling to the four

walls, inset spotlighting to the ceiling, a PVC double glazed window, a vinyl floor covering and a central heating radiator.

OUTSIDE

To the front of the property, there is a forecourt garden, this has had the kerb dropped and block paved to provide off road parking, it is all well maintained with ornamental shrubs and plants.

REAR GARDEN

This is all nicely enclosed with timber fencing to the perimeters, it is beautifully maintained with flowerbeds stocked with a variety of shrubs, plants and flowers and a further flowerbed with decorative pebbles. To the far end, there is a timber shed which provides useful storage and a pedestrian gate gives access onto a rear lane for bins 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 approx 18 months.

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

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