

horton knights of doncaster

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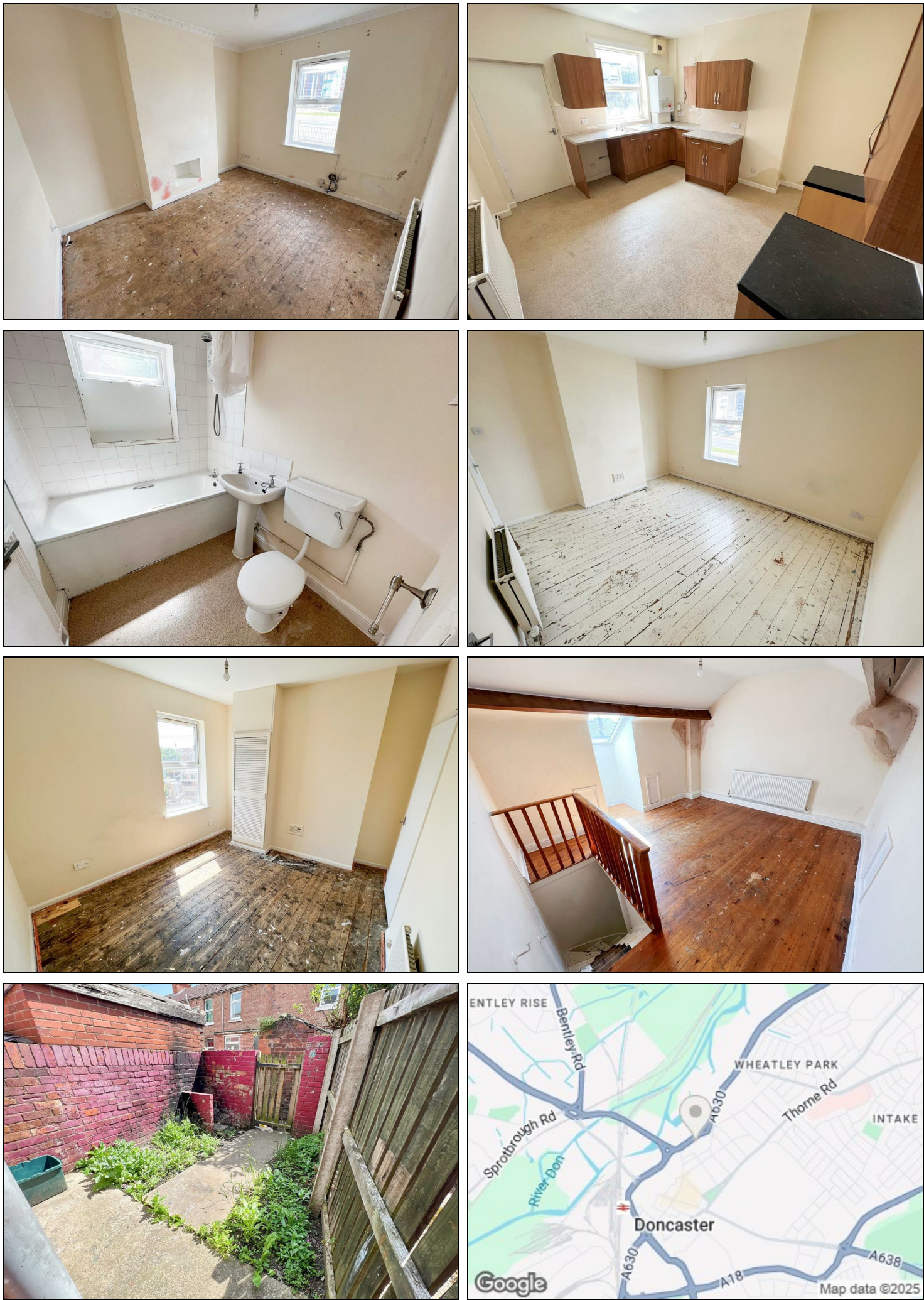
2 Dockin Hill Road, Doncaster, DN1 2QT



MUST BE VIEWED.... A 3 storey terraced house situated close to Doncaster city centre and ideal for a range of buyers!

The property benefits from double glazing, gas fired central heating and comprises; Entrance hall, lounge, inner lobby with stairs to the first floor, breakfast kitchen, rear lobby, ground floor bathroom, first floor landing, two double bedrooms and a second floor attic room which itself could be used as a double bedroom. Outside the property has an enclosed rear courtyard. Located where the property is offers great access to Doncaster college, shops, supermarkets, Doncaster's own famous markets, bus routes, schools etc. The property is offered with vacant possession and viewing is recommended to appreciate the size it has to offer.

Price £65,000



ACCOMMODATION

A timber and glazed entrance door gives access into the property's entrance hall.

ENTRANCE HALL

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

LOUNGE

3.68m x 3.35m (12'1" x 11'0")

With a pvc double glazed window to the front, a central heating radiator and coving to the ceiling.

INNER LOBBY

With stairs rising to the first floor and a door into the kitchen.

BREAKFAST KITCHEN

3.86m x 3.43m (12'8" x 11'3")

Fitted with a range of walnut style wall mounted cupboards and base units finished with a rolled edge work surface incorporating a single bowl stainless steel sink with tiled splashbacks. There are appliance recesses, wall mounted gas central heating boiler, a pvc double glazed window to the rear, a central heating radiator and a door giving access to stairs down to the cellar.

REAR LOBBY

The rear lobby has a central heating radiator and double glazed door giving access into the rear yard.

GROUND FLOOR BATHROOM

Fitted with a three piece white suite comprising of a low flush w/c, pedestal wash hand basin and panelled bath with wall mounted electric shower above. There is an extractor fan, a central heating radiator, vinyl floor covering and a double glazed window to the rear.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

Doors lead off to the bedrooms and stairs rise to the second floor.

BEDROOM 1

4.65m max x 3.76m (15'3" max x 12'4")

With a pvc double glazed window to the front, a central heating radiator and built in over stairs storage cupboard.

BEDROOM 2

3.81m max x 3.10m (12'6" max x 10'2")

Has a pvc double glazed window to the rear, a central heating radiator and a built in cupboard.

ATTIC ROOM

4.57m x 4.24m max (15'0" x 13'11" max)

As previously mentioned, stairs rise from the first floor landing to the second floor attic room.

With a velux style window to the rear elevation and a central heating radiator.

REAR COURTYARD

To the rear of the property there is an enclosed courtyard with brick built wall to the boundary and timber gate giving access to the lane at the rear.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with PVC double glazing, where stated.

HEATING - The property has a gas radiator central heating system fitted.

COUNCIL TAX - This property is Band A.

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.

