

# horton knights of doncaster

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52 Arksey Lane, Bentley, Doncaster, DN5 0RR

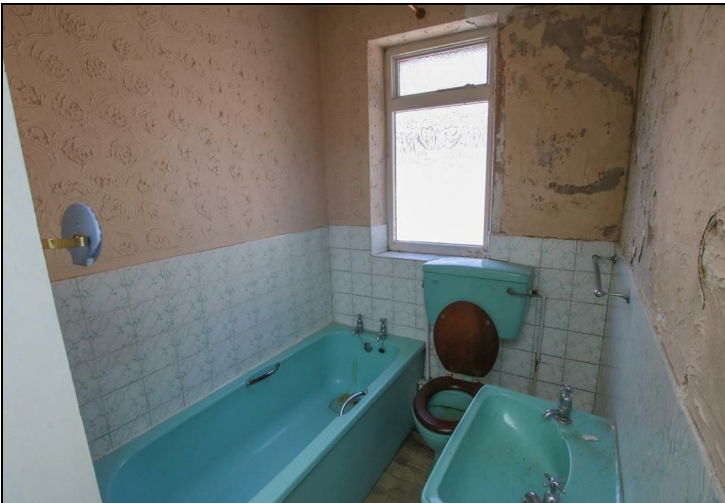


\*\*\*\* GUIDE PRICE £100,00 - £120,000 \*\*\*\*

**MASSIVE POTENTIAL / 3 BEDROOMED SEMI WITH WIDE PLOT DRIVEWAY AND GARAGE / NEEDS A SCHEME OF RENOVATION WORKS / GOOD SIZED ROOMS / BEAUTIFUL SOUTH FACING GARDEN / PERFECT FOR SPECULATORS AND DEVELOPERS //**

Located on this popular roadway, a traditional built semi detached house with driveway, garage and a south facing rear garden. The property does require a comprehensive scheme of renovation works, and is probably better suited to developers and speculators. The accommodation briefly comprises: Entrance vestibule into a long hall, open plan lounge and dining room, extended kitchen, first floor landing, three good sized bedrooms and a bathroom. Outside are front and rear gardens, side driveway and brick garage. Popular roadway within walking distance of Bentleys shops etc, plus easy access to the city centre. NO CHAIN. MOTIVATED SELLER.

**Guide Price £100,000**





ACCOMMODATION

A timber casement door gives access into an entrance vestibule, this has tiling to the walls and a timber casement glazed door leads through into the long hallway.

HALLWAY

This has a staircase to the first floor accommodation, central heating radiator and doors leading to the lounge, kitchen and garage.

LOUNGE & DINING ROOM

8.00m x 3.61m (26'3" x 11'10")  
A good sized open room, it has a timber casement bay window to the front and further PVC double glazed window to the rear. There is a boarded floor, gas fire set into a stone fireplace, coving, two ceiling lights and a central heating radiator. A door from here leads into the kitchen.

EXTENDED KITCHEN

6.30m x 2.39m (20'8" x 7'10")  
This has been extended over the years, and now makes a much better living space. There is a range of base and wall units, composite style sink with mixer tap, part tiled flooring, two ceiling lights, timber casement door, two timber casement double glazed windows to the rear.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side, an access point into loft space and doors to bedrooms and bathroom.

BEDROOM 1

4.65m x 3.35m (15'3" x 11'0")  
Front large double bedroom, it has a timber casement window to the front, boarded floor, central heating radiator.

BEDROOM 2

3.35m x 2.92m (11'0" x 9'7")  
Rear facing double bedroom, it has a timber casement window to the rear, central heating radiator, boarded floor and ceiling light.

BEDROOM 3

2.74m x 2.13m (9'0" x 7'0")  
Has a timber casement window, central heating radiator, ceiling light and a built in cylinder cupboard.

BATHROOM

Fitted with a suite that comprises of a panelled bath, wash hand basin, low flush WC. There is a timber casement window and ceiling light.

OUTSIDE

To the front of the property there is a garden with fencing and walling to the perimeter, a drop kerb gives access to a side drive which in turn leads to an attached brick built garage.

REAR GARDEN

Whilst a little overgrown enjoys a lovely southerly aspect with maturing shrubs, trees and plants to the perimeters.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - Predominantly timber casement single glazed windows with some PVC double glazed units. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC

COUNCIL TAX - Band D

BROADBAND - Ultrafast broadband is available with download speeds of up to xxxx mbps and upload speeds of up to xxxx 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](http://www.hortonknights.co.uk)

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