

# horton knights of doncaster

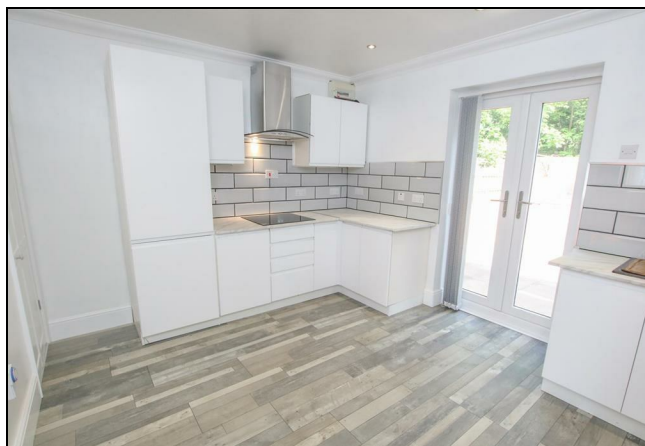
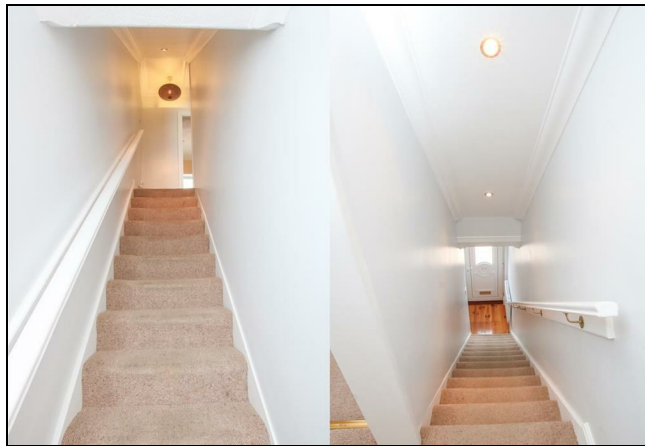
12 Grove Avenue, York Road, Doncaster, DN5 9AY



**IMMACULATE 2 BEDROOM HOUSE / NICE SPOT NOT OVERLOOKED TO THE REAR/ NEWLY FITTED KITCHEN WITH INTEGRATED APPLIANCES / 2 GOOD SIZED BEDROOMS / SMART MODERN SHOWER ROOM / ON STREET PARKING / VERY POPULAR ROADWAY / NO CHAIN //**

Located off York Road, a lovely 2 bedroom house offering chain free ready to move into living. It has a gas central heating system via a combination type boiler, pvc double glazing and comprises: Entrance hall, lounge with double doors into an immaculate newly fitted kitchen with integrated cooking appliances, first floor landing, large main bedroom and a good sized second bedroom plus a lovely smart shower room. Outside are front and rear gardens, the rear feels very private not directly overlooked. Great location with access to amenities on York Road, plus access to the A1 and motorway networks. MOTIVATED SELLER. PRICED TO SELL.

**Offers Over £120,000**





ACCOMMODATION

JUST LISTED... further details to follow.

ENTRANCE HALL

LOUNGE

4.27m into bay x 3.05m (14'0" into bay x 10'0")

KITCHEN

3.99m x 3.12m (13'1" x 10'3")

FIRST FLOOR LANDING

BEDROOM 1

4.06m into bay x 4.01m max (13'4" into bay x 13'2" max )

BEDROOM 2

3.51m x 2.36m (11'6" x 7'9")

SHOWER ROOM

OUTSIDE

REAR GARDEN

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...

COUNCIL TAX - Band .....

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

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.

