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Grove Avenue, Off York Road, Doncaster, DN5 9BA
Guide Price £120,000 - £130,000

IMMACULATE TWO BEDROOMED MID-TOWN HOUSE / MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES / MODERN BATHROOM / TWO GOOD SIZED BEDROOMS, PRETTY REAR COURT YARD GARDEN / ON-STREET PARKING / FANTASTIC LOCATION / EARLY VIEWING RECOMMENDED //

Located in this popular residential area off York Road, an immaculate two bedroomed mid-town house. The property has a gas radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entrance hall with stairs to first floor, attractive lounge with a deep bay window, modern fitted dining kitchen with integrated appliances, first floor landing, two good sized bedrooms and a modern white bathroom with a shower. Outside there is a forecourt garden, a beautiful enclosed rear courtyard garden and on street parking. The property enjoys good access to local amenities on York Road, easy access to the city centre and access to the A1 and motorway networks. MOTIVATED SELLER. PRICED TO SELL.

ACCOMMODATION

A PVC double glazed entrance door with fan light over leads into the property's entrance hall.

ENTRANCE HALL

3'3" x 3'2" (0.99m x 0.97m)

This has a staircase to the first floor accommodation, a central heating radiator, laminate flooring, smoke alarm and door into front facing lounge.

LOUNGE

14'4" x 12'3" (4.37m x 3.73m)

This is a good sized room with a deep PVC double glazed bay window to the front. There is a central heating radiator, central ceiling light, coving to the ceiling and a wall mounted contemporary style electric fire.

DINING KITCHEN

14'1" x 9'6" (4.29m x 2.90m)

All beautifully finished and fitted with a range of modern high and low level units finished with a high gloss cabinet door, a contrasting marble effect work surface, there is a composite style one and a half bowl sink with mixer tap, a four ring gas hob, integrated oven with cooker hood. Laminate flooring, coving to the ceiling, two central ceiling lights, two PVC double glazed windows and a PVC double glazed exterior door giving access into the rear garden, plus a deep built-in understairs storage cupboard. Concealed behind one of the wall units there is a gas fired combination type boiler which supplies the domestic hot water and the central heating systems.

FIRST FLOOR LANDING

From here there is access into the loft space via a retractable loft ladder which has been boarded and has a light laid on, perfect for storage.

BEDROOM 1 FRONT

14'1" x 11'0" (4.29m x 3.35m)

A large double bedroom, it has a deep PVC double glazed bay window to the front, built-in cupboards to the chimney recess plus a built-in wardrobe to the opposite side, ceiling light and a central heating radiator concealed behind a radiator grill.

BEDROOM 2 REAR

10'0" x 8'2" (3.05m x 2.49m)

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

BATHROOM

6'10" x 5'4" (2.08m x 1.63m)

This is fitted with a white suite comprising of a shower style panelled bath with curved glazed shower screen, mixer shower including rainfall shower head, wash basin sat onto a vanity unit and a low flush WC. There is a modern vinyl floor covering, PVC double glazed window, towel rail/radiator, glazed vanity cabinet, central ceiling light and an extractor fan.

OUTSIDE

To the front of the property there is a forecourt style garden with decorative stones, planters inset, and a pedestrian gate.

REAR COURTYARD GARDEN

To the rear there is a beautiful courtyard style garden, within the garden there is a pergola which creates a sheltered sitting area, plus useful timber shed, a pedestrian gate gives access onto a wide rear lane, brick walling and fencing to the perimeters.

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 10 years.

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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