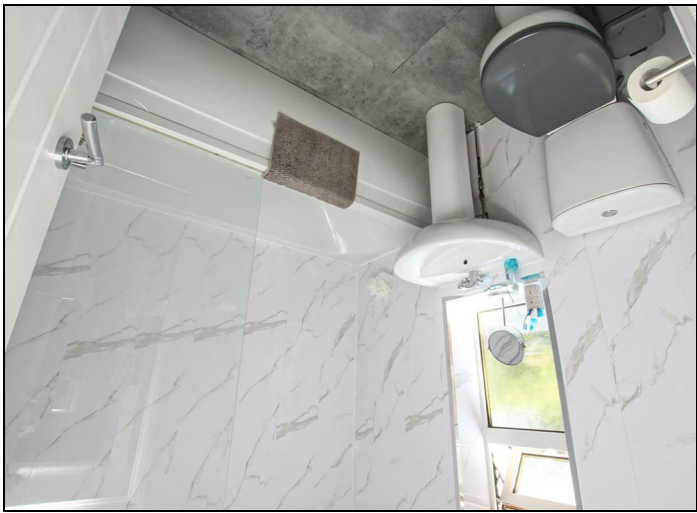
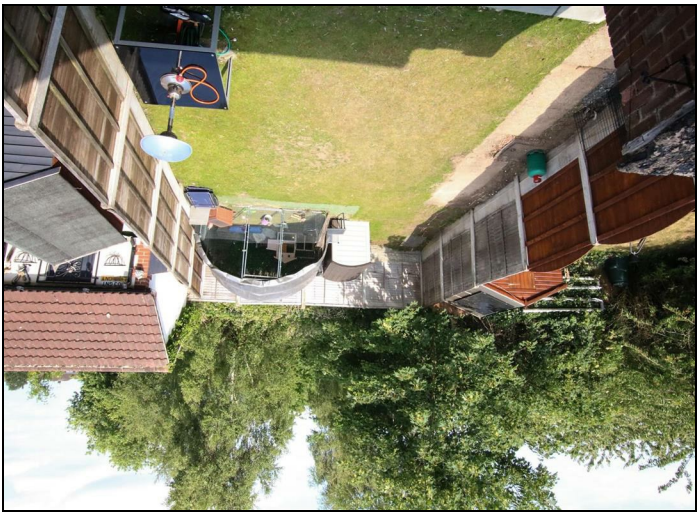




sales
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horton knights of doncaster



Bardolf Road, Cantley, Doncaster, DN4 6LN
Guide Price £150,000

2 DOUBLE BEDROOM SEMI DETACHED HOUSE / POPULAR RESIDENTIAL ROADWAY / GOOD SIZED GARDENS WITH PRIVATE REAR ASPECT / SPACIOUS ROOM SIZES / CONTEMPORARY BATHROOM WITH SHOWER / VIEWING RECOMMENDED //

Located on this popular and established roadway, a 2 double bedroom semi detached house making perfect first time buyer. It has a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance hall with stairs to first floor accommodation, spacious lounge, dining kitchen, first floor landing, two double bedrooms and a contemporary white bathroom with shower. Outside there are good sized front and rear gardens, the rear enjoys a more private aspect. The property has good access to local amenities, including a good variety of local shops, schools etc. plus access to Lakeside retail and leisure facilities. MOTIVATED SELLER THEREFORE EARLY VIEWING RECOMMENDED.

ACCOMMODATION

A PVC double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation, ceiling light, smoke alarm and door to Lounge.

LOUNGE

13'4 x 13'3" (4.06m x 4.04m)

An attractive front facing reception room which has a PVC double glazed window to the front, double panel central heating radiator, modern laminate flooring and a central ceiling light.

DINING KITCHEN

16'8" x 8'9" (5.08m x 2.67m)

This is fitted with a range of high and low level units finished with a rolled edge work surface. There is a tiled splashback, recess for a gas cooker, room for a tall fridge freezer, single drainer stainless steel sink unit and plumbing for an automatic washing machine. Two PVC double glazed windows, a central heating radiator, two ceiling light points and a PVC double glazed exterior door. A further door gives access to understairs storage which houses a gas fired combination type boiler which supplies domestic hot water and central heating systems.

FIRST FLOOR LANDING

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

BEDROOM 1

13'3" x 11'2" (4.04m x 3.40m)

A good size double bedroom, it has a PVC double glazed window to the front, double panel central heating radiator, modern laminate flooring, built-in wardrobes, coving and a ceiling light.

BEDROOM 2

11'3" x 10'3" (3.43m x 3.12m)

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

OUTSIDE

To the front there is an enclosed garden, mainly lawned with flowering shrubs and bushes.

HOUSE BATHROOM

6'4" x 6'0" (1.93m x 1.83m)

This has just been refurbished and upgraded, fitted with a modern white suite that comprises of a panelled bath with a shower over including glazed shower screen, pedestal wash hand basin, low flush WC, there is a modern marble effect waterproof walling, contemporary style towel rail/radiator, vinyl tile flooring, PVC double glazed window and a ceiling light.

REAR GARDEN

The rear garden is again nicely enclosed, it has concrete posts and timber fencing to the perimeters. There is a newly laid stone paved patio which extends across the rear, and leads onto a good sized lawn. It should be noted the rear has a more private aspect with a wooded backdrop.

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 system installed via a combination type boiler. Age of boiler TBC.

COUNCIL TAX - Band A

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

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