



sales  
lettings  
and service

horton knights of doncaster



The Park, Woodlands, Doncaster, DN6 7RQ  
Asking Price £145,000



Situated in such a picturesque spot in Woodlands, this mid-town house is well proportioned and has double glazing and gas fired central heating and comprises, entrance hall, lounge, dining area, kitchen, rear lobby, utility cupboard and ground floor shower room whilst to the first floor there is a landing, large main double bedroom with en-suite bathroom, two further good size bedrooms, potentially doubles if required. Outside the property has a beautiful front garden and a separate section of rear garden which again will park two cars each easily with a detached concrete garage and another area of mature garden which could become an allotment etc. Viewing is highly recommended to appreciate all the property has to offer with its views over the park plus its location with regards to local amenities including schools, bus routes, local shops and the A1.

ACCOMMODATION

PVC double glazed entrance door gives to,

ENTRANCE HALL

With tiled floor, small built-in cupboard and timber embrasure internal door leading into the lounge.

LOUNGE

12'6" x 10'9" (3.81m x 3.28m)

The lounge is a nice size room and has a PVC double glazed window to the front enjoying the view towards the park with a large central heating radiator, fire surround with integrated electric style fire, wood style laminated flooring, dado rail to the walls and coving to the ceiling. Stairs rise to the first floor accommodation.

DINING AREA

Having a PVC double glazed window overlooking the front garden, central heating radiator, coving to the ceiling, wood style laminated flooring and a chimney breast with an inglenook style fireplace inset with polished bricks and a wood burning stove effect electric fire and coving to the ceiling with central ceiling rose.

KITCHEN

15'1" x 10'4" (4.60m x 3.15m)

Fitted with a range of wall mounted cupboards and base units with a rolled edge work surface incorporating a 1½ bowl porcelain sink with chrome mixer tap, there is an integrated four ring gas hob with an electric fan assisted oven and extractor hood above, PVC double glazed window to the rear, chequer board style ceramic tiled floor and further ceramic style splashbacks and space for a larger style fridge freezer.

detached concrete sectional garage which has a metal up and over door to the front and provides off street parking for at least two vehicles, behind and to the side of the garage there is another area of garden which could be used as garden or indeed a kind of allotment or vegetable plot type of space. Again, it is well stocked with shrubs and plants and really does provide a useful extra bit of garden, possibly for entertaining. It has concrete posts and timber fencing and brick built wall to the boundary and a large mature tree backing onto the main road.

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 A

REAR LOBBY

The rear lobby has the gas combination boiler with PVC double glazed windows to the rear and a PVC door giving access into the rear court yard with the ceramic tiled floor continued through from the kitchen area.

UTILITY CUPBOARD

The utility cupboard has a rolled edge work surface with plumbing for a washing machine beneath and is fully tiled to the walls with further ceramic tiling to the floor.

GROUND FLOOR SHOWER ROOM

5'9" x 3'9" (1.75m x 1.14m)

Fitted with a white suite comprising low flush W/C with concealed cistern, wash hand basin in vanity unit and double width shower cubicle housing a mains plumbed shower. There is full tiling to the walls and further ceramic tiling to the floor and an extractor fan.

As previously mentioned the stairs rise from the lounge area to the first floor landing.

FIRST FLOOR LANDING

With doors leading off to the remaining accommodation, access to the loft space, PVC double glazed window to the rear.

BEDROOM 1

12'5" x 10'9" (3.78m x 3.28m)

A really nice size double bedroom which when you are lying in bed afford you beautiful views over the park via the PVC double glazed window to the front. There is a central heating radiator, laminated flooring, picture rail to the walls and built-in over stairs storage cupboard with hanging rail.

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

EN-SUITE BATHROOM

Fitted with a three piece suite comprising low flush W/C, wash hand basin set into vanity unit and panelled bath with a wall mounted electric shower above. There is ceramic tiling to the bathing and splashback areas with wood style laminated flooring and a PVC double glazed window to the rear.

BEDROOM 2

12'0" x 9'6" (3.66m x 2.90m)

Another wonderful double bedroom, once again set to the front of the property so giving the views over the park beyond the front garden plus there is a central heating radiator and picture rail to the walls.

BEDROOM 3

13'0" x 8'11" (3.96m x 2.72m)

For a third bedroom this is a really good size and has a PVC double glazed window to the rear with central heating radiator and wood style laminated flooring and fitted wardrobes.

OUTSIDE

To the front of the property there is a lovely what you might call a gardeners garden stocked with a lovely variety of flowering plants, shrubs and small trees. There is a paved access pathway and some areas of grass and woodchip flower beds with a combination of timber fencing and hedgerow to the boundary.

REAR GARDEN

Immediately to the rear of the property there is an enclosed gravelled court yard with concrete posts and timber fencing to the boundary. There is a public service lane which runs across the back but set further down the property has a driveway and a

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.

