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Wrightson Avenue, Warmsworth, Doncaster, DN4 9QL  
Offers Over £100,000



A 2 BEDROOM FORECOURTED TERRACED HOUSE / POPULAR RESIDENTIAL ROADWAY WITHIN WARMSWORTH VILLAGE / GENERAL COSMETIC WORKS REQUIRED / PRICED TO SELL / MOTIVATED SELLER / VIEWING ESSENTIAL //

Located on this sought after roadway, a 2 bedroom forecourted terrace house. The property has a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance into a spacious lounge, inner lobby, separate living/dining room, kitchen, rear lean-to. First floor landing, two good size bedrooms and first floor bathroom with a white suite and shower. Enclosed rear courtyard garden, unrestricted on street parking. Well placed with access to local amenities within Warmsworth village including good schools, local shops and access to the A1.

ACCOMMODATION

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

LOUNGE

12'8" x 10'10" (3.86m x 3.30m)

An attractive front facing reception room, it has a deep PVC double glazed bay window to the front, two central heating radiators, boarded floor, ceiling light and doorway through to inner lobby.

INNER LOBBY

From here there is a staircase leading to the first floor accommodation.

DINING ROOM

11'10" x 11'8" (3.61m x 3.56m)

This has a double panel central heating radiator, boarded floor, ceiling light, a deep understairs storage cupboard which has shelving and light laid on. A timber casement glazed window which gives an outlook into the lean-to.

KITCHEN

10'10" x 5'8" (3.30m x 1.73m)

Fitted with low level units with a work surface over, there is recess suitable for a gas cooker, plumbing for an automatic machine, single drainer stainless sink unit with mixer tap, tiling to the splashbacks and a door gives access to a lean-to style utility.

UTILITY/ LEAN-TO

9'8" x 5'4" (2.95m x 1.63m)

This has a PVC double glazed door which gives an access out into the rear courtyard garden, ceiling light.

FIRST FLOOR LANDING

Doors lead off to the bedrooms and bathroom.

PRINCIPLE BEDROOM

12'8" x 10'10" (3.86m x 3.30m)

A lovely sized double bedroom which has a PVC double glazed bay window to the front, ceiling light, central heating radiator, a deep built-in storage cupboard.

BEDROOM 2 REAR

12'1" x 7'6" (3.68m x 2.29m)

A good size second room which has a PVC double glazed window with an outlook to the rear, central heating radiator and a ceiling light.

BATHROOM

11'0" x 5'8" (3.35m x 1.73m)

Fitted with a white suite that comprises of panelled bath with mixer shower over, pedestal wash hand basin and low flush W/C. There is a PVC double glazed window, built-in corner cupboard which houses the gas fired combination type boiler which supplies the domestic hot water and central heating systems.

OUTSIDE

To the front of the property there is a forecourt garden with an ornamental brick wall, pedestrian gate, there is unrestricted roadway parking.

REAR COURTYARD GARDEN

This enjoys a lovely Westerly aspect, there are double gates which could open and give access onto a rear lane.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing to the majority of the windows. Age of units various.

HEATING - Gas radiator central heating system via a combination boiler. Age of boiler TBC

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 and Vodafone.

VIEWING - By prior telephone appointment via the selling agent.

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  
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