



sales
lettings
and service

horton knights of doncaster



Priory Close, Conisbrough, Doncaster, DN12 3DR
Guide Price £170,000 - £180,000

GUIDE PRICE £170,000 - £180,000 CHAIN FREE

Tucked away in this small cul-de-sac in the popular historic town of Conisbrough near Doncaster. This semi-detached house benefits from PVC double glazing and gas fired central heating and comprises, entrance vestibule, open plan lounge/dining room extending to 22 feet in length, fitted kitchen, ground floor bedroom 4/study with en-suite wet room. First floor landing, three really good sized bedrooms and a well presented family shower room. Outside the property has front, side and rear gardens with off street parking. The property is well placed for access to a wealth of local amenities including schools, bus routes, local shops, Mexborough and indeed the A1 if required. All in all it is a good family home which must be viewed to appreciate all it has to offer. NO ONWARD CHAIN.

ACCOMMODATION

Double glazed composite style door gives access to an entrance vestibule.

ENTRANCE HALL

This has a single panel central heating radiator and ceramic tiled floor with PVC double glazed windows to the side and a timber and glazed internal door leading to open plan lounge/dining room.

OPEN PLAN LOUNGE/DINING ROOM

22'1" x 11'2" (6.73m x 3.40m)

This room opens up into a lovely large space and has twin aspects with a PVC double glazed bay window to the front and double glazed French style doors and side screens letting in plenty of natural light to the rear elevation. There are two large central heating radiators, a decorative fire surround incorporating a marble style inset hearth with a living flame gas fire, engineered wood floor, coving to the ceiling and stairs rising to the first floor accommodation.

KITCHEN

11'1" x 8'4" (3.38m x 2.54m)

The kitchen is fitted with a range of wall mounted cupboards and base units with a roll edged work surface incorporating single bowl stainless steel sink with tiling to the splashback areas. There is an electric cooker point and extractor hood above, plumbing for a washing machine with an appliance recess and space for a tall fridge freezer, vertical feature radiator, PVC double glazed window to the rear and double glazed composite style door to the side and wood style vinyl floor covering.

GROUND FLOOR BEDROOM/OFFICE

15'3" x 7'8" (4.65m x 2.34m)

This was formerly the integral garage and has been

converted and has PVC double glazed window to the front and double panel central heating radiator and also a fitted cupboard housing the gas central heating boiler.

EN-SUITE WET ROOM

6'7" x 4'0" (2.01m x 1.22m)

This is all smartly presented and has a white suite with low flush WC and pedestal wash hand basin plus a shower area which has a wall mounted electric shower and a seat for an elderly or infirm person. There is PVC panelling to the walls and vinyl floor covering with central heating radiator and extractor fan.

As previously mentioned the stairs rise from the open plan/dining room up to the first floor landing.

FIRST FLOOR LANDING

12'10" x 2'11" (3.91m x 0.89m)

With doors leading off to the remaining accommodation, PVC double glazed windows to the side, engineered wood flooring and large loft access which has a retractable ladder giving access into the loft space.

BEDROOM 1

15'4" x 9'1" (4.67m x 2.77m)

Again a lovely large double bedroom with a PVC double glazed window to the front, built-in wardrobes proving hanging rail and shelving space with overhead cupboards.

BEDROOM 2

12'0" x 8'6" (3.66m x 2.59m)

Another good size double bedroom with PVC double glazed window to the front and double panel central heating radiator.

BEDROOM 3

11'7" x 6'5" (3.53m x 1.96m)

This is a really good size single room with a PVC double glazed window to the rear, central heating radiator and built-in cupboard.

SHOWER ROOM

8'1" x 6'4" (2.46m x 1.93m)

Again a nicely appointed shower room with a modern style white suite comprising of a low flush W/C with concealed cistern, table top wash hand basin and double width shower cubicle housing a mains plumbed shower. The suite is all nicely finished with chrome style fittings including a large wall mounted heating/towel rail and chrome style halogen spotlights inset to the ceiling. There is tiling to the shower cubicle and splashback areas with wood style laminated flooring and a PVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property there is a small lawned garden with concrete posts and brick built wall to the boundary. A gate gives access to a concrete driveway providing off street parking. To the side of the property there is a raised lawn area with a timber Summer house and raised flower beds stocked with some flowering plants and shrubs. As you walk further down the side there is a raised area of decking which gives access to the side entrance door and leads on in to the rear garden.

REAR GARDEN

The rear garden is enclosed and has concrete posts and timber fencing to the boundary with a raised area of decking just sat off the French doors from the Lounge/diner plus there is a timber storage shed and external water tap.

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 B

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.

