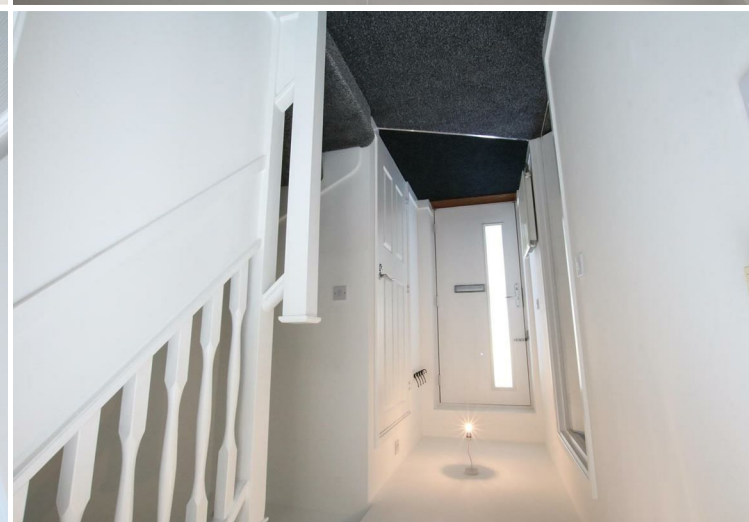
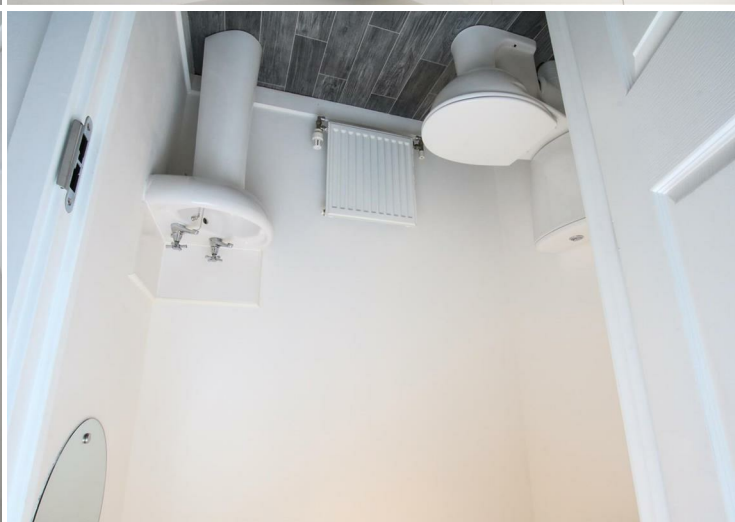
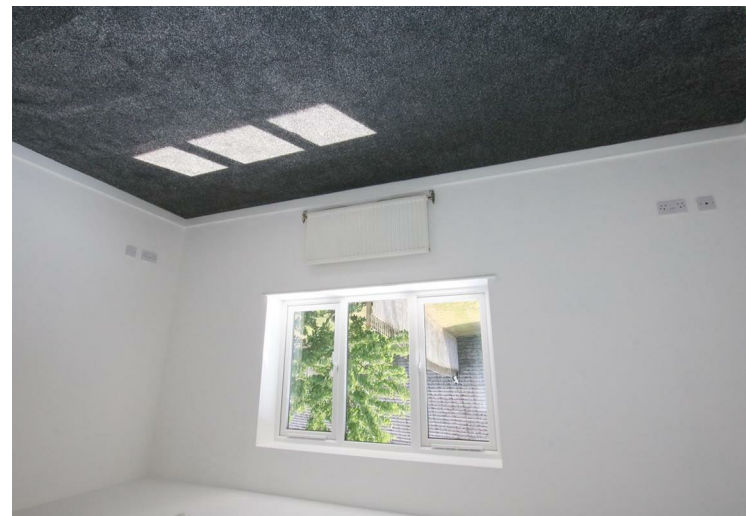




horton knights of doncaster

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Granby Road, Edlington, Doncaster, DN12 1JU
Guide Price £135,000 - £140,000

IMMACULATE 2 DOUBLE BEDROOM MID TERRACE HOUSE / RECENTLY REDECORATED, NEW FITTED CARPETS & VINYL FLOORING THROUGHOUT / MODERN FITTED KITCHEN / DOUBLE DOORS INTO REAR GARDEN / WHITE BATHROOM WITH SHOWER / OFF ROAD PARKING / NO CHAIN / VIEWING ESSENTIAL //

The present owners have meticulously refurbished and redecorated this immaculate 2 bedroom contemporary style town house. It now offers chain free & ready to move into living. It has a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance hall with stairs to first floor, separate ground floor W/C, spacious open plan living room with double doors onto the rear garden, modern fitted kitchen with a host of integrated appliances, two double bedrooms and a bathroom. Outside there are enclosed gardens, the rear enjoys a lovely Southerly aspect plus car standing to the front. Well placed with access to local amenities within Edlington including a good variety of local shops, schools, etc. plus access to the motorway networks. Early viewing recommended.

ACCOMMODATION

A canopy gives shelter to a composite style double glazed entrance door and leads into the property's entrance hall.

ENTRANCE HALL

11'6" x 6'9" (3.51m x 2.06m)

This has a staircase giving access to the first floor accommodation with newly fitted carpet, central heating radiator, two ceiling lights, smoke alarm, coat rail and door to ground floor W/C.

GROUND FLOOR W/C

4'10" x 3'0" (1.47m x 0.91m)

All beautifully finished with a modern white suite that comprises of a low flush W/C, wash hand basin, vinyl floor covering, central heating radiator, ceiling light and an extractor fan.

OPEN PLAN LIVING ROOM

14'6" x 10'6" (4.42m x 3.20m)

An attractive open plan living space, it has two PVC double glazed double opening doors which open out to the property's South facing rear garden. A deep built-in understairs storage cupboard, double panel central heating radiator, television aerial points, telephone points etc.

FITTED KITCHEN

11'6" x 7'6" (3.51m x 2.29m)

This is finished with a range of modern high and low level units finished with a high gloss cabinet door with a contrasting roll edge work surface. There is an integrated four ring gas hob, stainless steel splashback and matching extractor hood. Plus an electric oven, dishwasher, fridge freezer (new 2024),

washing machine (new 2024). Concealed behind one of the corner cabinets is a gas fired combination type boiler which supplies the domestic hot water and central heating systems. There is a single drainage stainless steel sink unit with mixer tap, PVC double glazed window, central heating radiator, vinyl floor covering and two ceiling light points.

FIRST FLOOR LANDING

There is an access point into the loft space, smoke alarm, central heating radiator and doors to the bedrooms and bathroom.

BEDROOM 1 REAR

14'6" x 8'10" (4.42m x 2.69m)

A large double bedroom which has a PVC double glazed window with an outlook to the rear, central heating radiator and a central ceiling light.

BEDROOM 2 FRONT

14'6" x 7'7" (4.42m x 2.31m)

A good size second double bedroom, it has two PVC double glazed windows to the front, central heating radiator, central ceiling light and a tall built-in cupboard which has shelving and storage.

HOUSE BATHROOM

7'6" x 5'4" (2.29m x 1.63m)

All beautifully finished with a modern white suite that comprises of a panelled bath with mixer shower over including decorative tiling, pedestal wash hand basin, low flush W/C, vinyl floor covering, central heating radiator, extractor fan, and ceiling light.

OUTSIDE

To the front of the property there is an open plan garden with ornamental lawn, off road and a pathway to the front door.

REAR GARDEN

A good size garden which is all nicely enclosed with timber fencing to the perimeters, there is a paved patio and sitting area with steps up to a lawn, it should be noted the rear garden enjoys a Southerly facing rear aspect.

AGENTS NOTES:

TENURE - FREEHOLD. ESTATE CHARGE - Approx £140.00 p.a.

SERVICES - All mains services are connected. There is a current Electrical Inspection Condition Report valid until April 2027.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units 2014.

HEATING - Gas radiator central heating system installed via a combination type boiler. Age of boiler April 2024. Gas Safety Certificate valid until May 2026

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.

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.

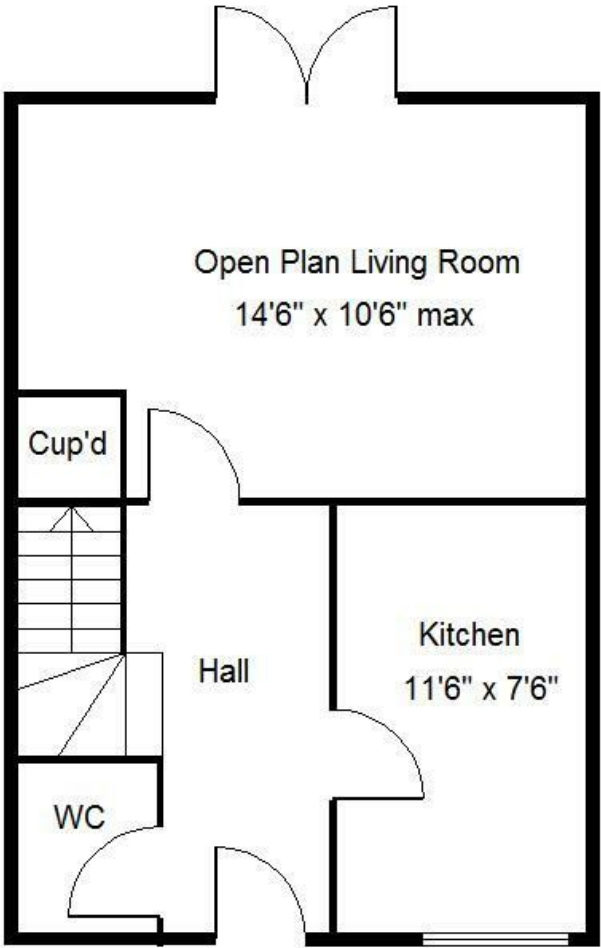
mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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

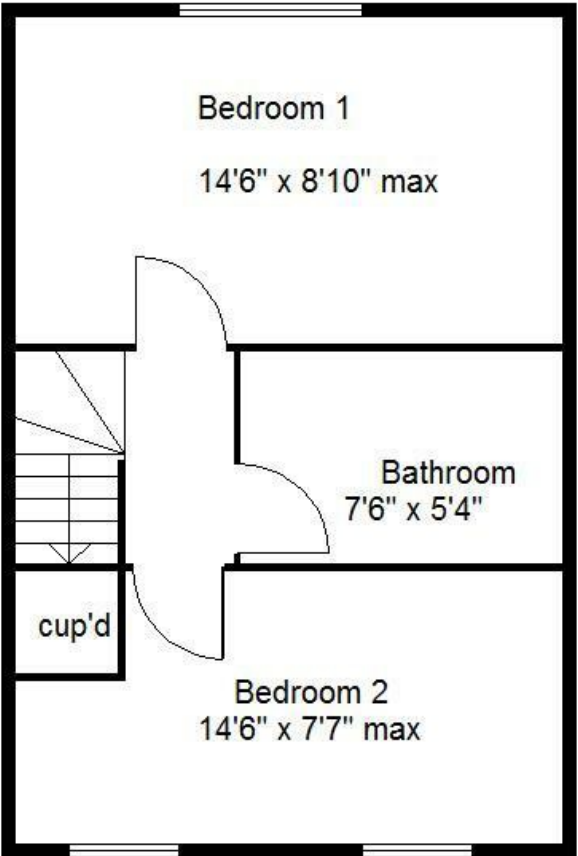
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many

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.



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC