



horton knights of doncaster

sales
lettings
and service



Insall Way, Auckley, Doncaster, DN9 3QH
Price £210,000

IMMACULATE 3 BEDROOM SEMI / LOVELY SIZED REAR GARDEN / 2 PARKING SPACES WITH EV CHARGE POINT / OPEN PLAN DINING KITCHEN WITH APPLIANCES / EN-SUITE SHOWER ROOM / MOTIVATED SELLER / EARLY VIEWING ESSENTIAL //

Located on this popular development, a beautifully presented 3 bedroom semi detached house perfect for professionals and families alike. The property has gas central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entrance hall with stairs to the first floor, spacious front facing lounge, large open plan dining kitchen with a host of integrated appliances, ground floor wc and a large storage cupboard. First floor landing, three good sized bedrooms, ensuite shower room and a beautiful modern house bathroom. Outside are attractive gardens, the front provides off-road parking for two cars side-by-side with the addition of an EV charge point. The rear garden is a good size nicely enclosed and enjoys the afternoon and evening sun. Lovely location with aces to amenities including well regarded schools, plus access to the motorway networks. Motivated seller, early viewing essential.

ACCOMMODATION

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

ENTRANCE HALL

All smartly presented, it has a staircase to the first floor accommodation, a central heating radiator, a central ceiling light and the door into the lounge.

LOUNGE

14'0" x 12'2" (4.27m x 3.71m)

An attractive front facing reception room. It has a pvc double glazed window to the front, a central heating radiator, a ceiling light and a door which continues through into an open lobby area.

GROUND FLOOR W/C

Fitted with a two-piece white suite, comprising of a low flush WC and a wash hand basin. There is a central heating radiator, a ceiling light, an extractor fan and a vinyl floor covering.

OPEN PLAN DINING KITCHEN

15'4" x 9'4" (4.67m x 2.84m)

A lovely open plan arrangement, fitted with a range of modern high and low level units finished with a high gloss cabinet door and a contrasting work surface. There is a range of integrated appliances to include a four ring ceramic hob, an extractor hood and a single electric oven. Additional appliances include an integrated dishwasher, washing machine and a fridge freezer. There is a PVC double glazed window to the rear and a set of PVC double glazed double opening doors, which give access into the rear garden.

FIRST FLOOR LANDING

With doors to the bedrooms and bathroom.

BEDROOM 1

9'8" x 9'2" (2.95m x 2.79m)

A front facing double bedroom with a PVC double glazed window, a central heating radiator and a central ceiling light.

EN-SUITE SHOWER ROOM

All smartly fitted with a modern three-piece white suite and contrasting grey tiles. The suite comprises of a shower enclosure with a mains plumbed thermostatic shower, a floating wash hand basin and a low flush WC. There is a PVC double glazed window, a central heating radiator and a central ceiling light.

BEDROOM 2

10'9" x 8'8" (3.28m x 2.64m)

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

BEDROOM 3

11'7" max x 6'7" (3.53m max x 2.01m)

A comfortable third bedroom with a PVC double glazed window to the rear, a central heating radiator, and a central ceiling light.

HOUSE BATHROOM

Again all beautifully finished with a modern white suite and contrasting grey tiles. There is a panelled bath including a mixer shower over and a shower screen, a floating wash hand basin and a low flush WC. There is a central heating radiator, a PVC double glazed window, an extractor fan and a central ceiling light.

OUTSIDE

A attractive front garden with a double width driveway providing off-road parking for 2 cars side by side, plus an EV charge point.

REAR GARDEN

An attractive enclosed rear garden with fencing to the perimeters. it is mainly lawned with a paved patio across the rear elevation.

AGENTS NOTES:

TENURE - FREEHOLD. There is an estate charge £172.28 per annum.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units approx 9 years.

HEATING - Gas radiator central heating. Age of boiler approx 9 years.

COUNCIL TAX - Band B.

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

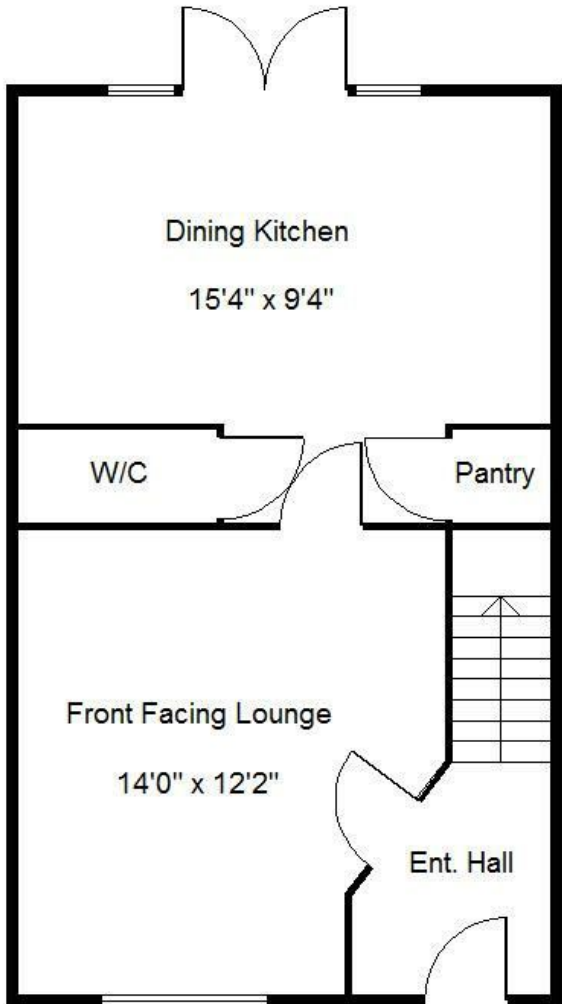
our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30

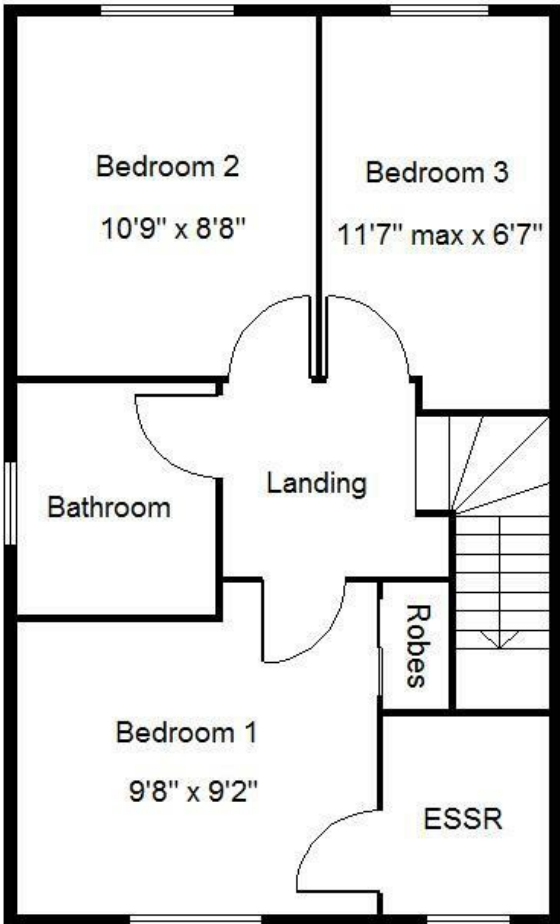
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Ground Floor



First Floor

| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 92 |
| (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 | |