

horton knights of doncaster

16 Hamilton Park Road, Cusworth, Doncaster, DN5 8TX



UNFURNISHED: AVAILABLE IMMEDIATELY - This lovely detached bungalow enjoys a delightful position on this pretty cul-de-sac in the sought after residential district of Cusworth.

With the benefit of pvc double glazing, gas fired central heating via a combination boiler, the accommodation on offer comprises: Entrance porch, fitted kitchen, good size lounge/dining room, inner hall, two double bedrooms, a smart shower room with a white suite and a pvc double glazed conservatory to the rear. Outside the property benefits from lovely front and rear gardens, a long driveway and a detached garage. Good location close to local amenities, shops and schools. Internal viewing is highly recommended.

£950 PCM



ACCOMMODATION

A pvc double glazed French style doors give access into an entrance porch.

ENTRANCE PORCH

This has leaded pvc double glazed windows to the front and rear elevations and an internal timber and glazed door which gives access into the kitchen

KITCHEN

3.28m x 2.44m (10'9" x 8'0")

Fitted with an attractive range of medium Oak style wall mounted cupboards and base units finished with a roll edge work surface over which incorporates a 1 ½ stainless steel sink unit with chrome mixer tap and a single drainer. There is full tiling to the walls, an integrated stainless steel four ring gas hob with an extractor hood above and a matching stainless steel fan assisted oven beneath, a wall mounted gas central heating boiler, plumbing or a washing machine with appliance recess, a further recess for a fridge, wood effect vinyl floor covering, a central heating radiator, a pvc double glazed window to the front and a door which leads into the open plan lounge.

LOUNGE/DINING ROOM

4.93m max x 4.50m (16'2" max x 14'9")

This is a lovely size and would easily accommodate a dining table as well as a good size suite, it has two pvc double glazed windows to the front, a further pvc double glazed window to the side, a central heating radiator and a feature fireplace with a decorative timber surround incorporating a marble effect inset and hearth and a living flame gas fire.

INNER HALL

With doors leading to the remaining accommodation, a useful built-in storage cupboard, a further built-in airing cupboard, dado rail, coving and an access point into the loft space.

BEDROOM 1

3.53m x 3.28m (11'7" x 10'9")

A nice sized double bedroom having a pvc double glazed window overlooking the rear garden, a central heating radiator, coving, dado rail and a range of fitted wardrobes with matching drawers and dressing area.

BEDROOM 2

3.68m x 2.39m (12'1" x 7'10")

Once again this bedroom would accommodate a double bed and has pvc double glazed sliding patio doors giving access into the conservatory, coving, dado rail and a central heating radiator.

CONSERVATORY

3.15m x 2.87m (10'4" x 9'5")

Constructed of a brick built dwarf wall with pvc double glazed window to the side and rear, a door giving access into the rear garden and a pitched polyurethane room with a ceiling light/fan unit.

SHOWER ROOM

Fitted with a modern suite that comprises of a low flush wc with a concealed cistern, a wash hand basin set into a vanity unit and a corner set shower cubicle with a mains plumbed shower. All nicely finished with chrome style fittings, fully tiled walls, a textured ceiling, a tile effect vinyl floor covering, a pvc double glazed fire escape window to the side and a central heating radiator.

OUTSIDE

The property is beautifully tucked away in this attractive cul-de-sac in Cusworth and has a lawned garden to the front with decorative shaped flower borders stocked with a variety of shrubs and flower plants, a tarmac driveway provides ample off street parking for several vehicles and leads to the side of the property giving access to the garage and rear garden.

GARAGE

Of stone construction with an electric remote control up and over door, a pvc double glazed window to the rear, power and light laid on.

REAR GARDEN

This offers a lovely degree of privacy and has a flagstone area leading to a paved patio, a decent sized area of lawn providing relatively low maintenance with a decorative flower bed stocked with a variety of flower plants, shrubs and bulbs. There is a timber storage shed, a combination of block work, walling and Leylandii to the boundary plus an external security light to the side elevation and a useful water tap on the front elevation, a paved pathway gives full access to the perimeter of the property.

LETTINGS AGENTS NOTES

Note to Tenants - An Administration Fee of £75 + VAT per adult applicant is payable to apply for this property. Following the initial application other fees may become payable. Please contact the agent for further details.

Council Tax Band C

VIEWING By prior telephone appointment with horton knights estate agents on Doncaster 01302 760322.

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

