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horton knights of doncaster



Arklow Road, Intake, Doncaster, DN2 5LE
Offers Over £169,995

Set on this lovely road close to the Doncaster Royal Infirmary this well proportioned 3 bedroom semi-detached house benefits from double glazing and gas central heating and comprises: Entrance hall, lounge, dining room, fitted kitchen with some integrated appliances. First floor landing: two large double bedrooms and a good sized third single room and a bathroom with a white suite. Outside the property has front garden with driveway providing off street parking for several vehicle plus a detached garage and generous rear garden too. All in all a really nice spacious property with access to the DRI as well as Town Centre and many other local amenities including schools, bus routes and supermarkets. The property is offered with no onward chain therefore early viewing is highly recommended to appreciate all it has to offer.

ACCOMMODATION

Pvc double glazed entrance hall gives access to the entrance hall.

ENTRANCE HALL

10'10" x 5'9" (3.30m x 1.75m)

With pvc double glazed window to the side, central heating radiator, stairs rising to the first floor, built in cupboard and doors leading off to the ground floor accommodation.

LOUNGE

13'2" max x 13'0" (4.01m max x 3.96m)

There is a large pvc double glazed square bay window to the front, double panel radiator, beam ceiling, decorative brick fire surround incorporating an electric fire and double doors leading to.

DINING AREA

8'5" x 10'5 max (2.57m x 3.18m max)

Having pvc double glazed sliding patio doors giving access into the rear garden, central heating radiator, beamed ceiling and delf rail.

KITCHEN

10'4" x 10'4" (3.15m x 3.15m)

A smartly fitted kitchen with a range of Shaker style wall mounted cupboards and base units with a block wood effect rolled edge work surface incorporating a single bowl stainless steel sink unit with mixer tap. There is an integrated electric fan assisted oven finished in brushed stainless steel with matching four ring gas hob and extractor hood above. There is also a recess area for a washing machine with plumbing, central heating radiator, built-in pantry style cupboards and pvc double glazed window to the rear

and double glazed door giving access to the side elevation.

FIRST FLOOR LANDING

8'0" x 7'5" (2.44m x 2.26m)

This has a double glazed window to the side, access to the loft space and doors leading off to the remaining accommodation.

BEDROOM 1

13'9" max 11'6" (4.19m max 3.51m)

A really nice sized double bedroom with a large square double glazed bay window to the front, central heating radiator and coving to the ceiling.

BEDROOM 2

11'6" x 10'5" max (3.51m x 3.18m max)

Another really nice size double bedroom with a pvc double glazed window over looking the rear garden, double panel radiator, coving to the ceiling and a built-in cupboard housing the gas central heating boiler.

BEDROOM 3

7'7" x 7'4" (2.31m x 2.24m)

A good size single room with a pvc double glazed window to the front, central heating radiator and coving to the ceiling.

BATHROOM

7'4" x 5'4" (2.24m x 1.63m)

This is fitted with a three piece white suite comprising low flush wc, pedestal wash hand basin and panelled bath with mains plumbed shower. There is full ceramic tiling to the walls, a vinyl floor covering, central heating radiator, extractor fan, spotlights to the ceiling and pvc double glazed window to the rear elevation.

OUTSIDE

To the front of the property there is a lawned garden with concrete driveway with gravel inset. The driveway leads to the side of the property and onto the garage.

GARAGE

The garage is detached and of concrete sectional construction with a metal up and over door to the front and light and electricity supplied.

REAR GARDEN

A good size enclosed lawned garden with concrete posts and timber fencing to the boundary.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

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

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

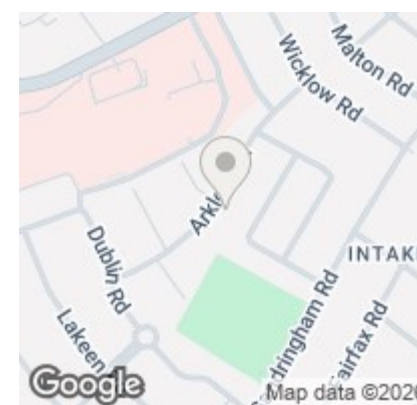
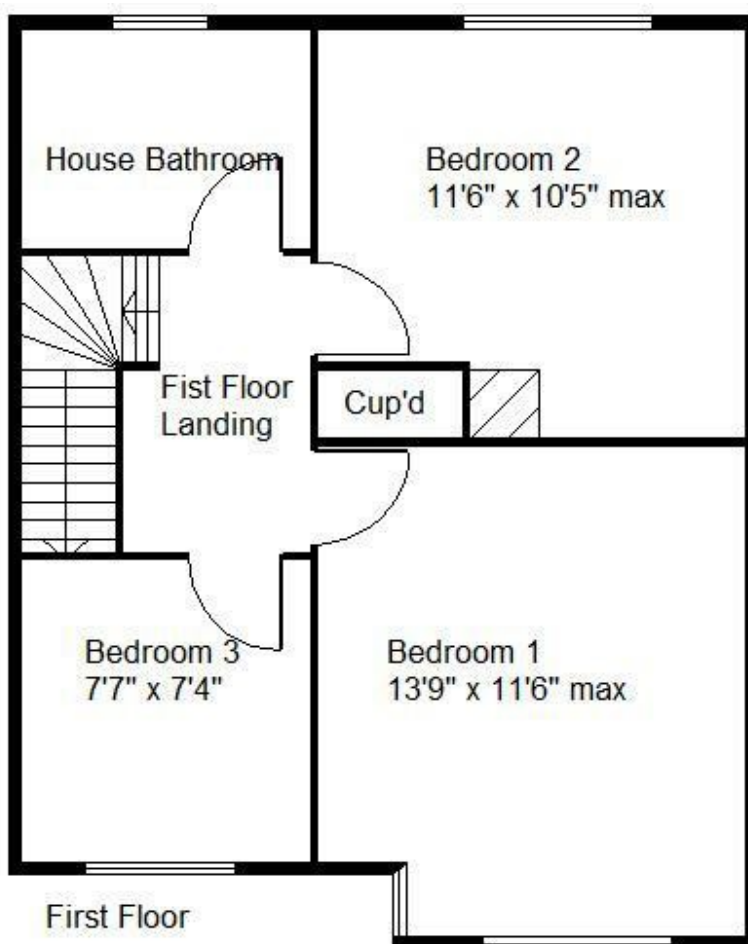
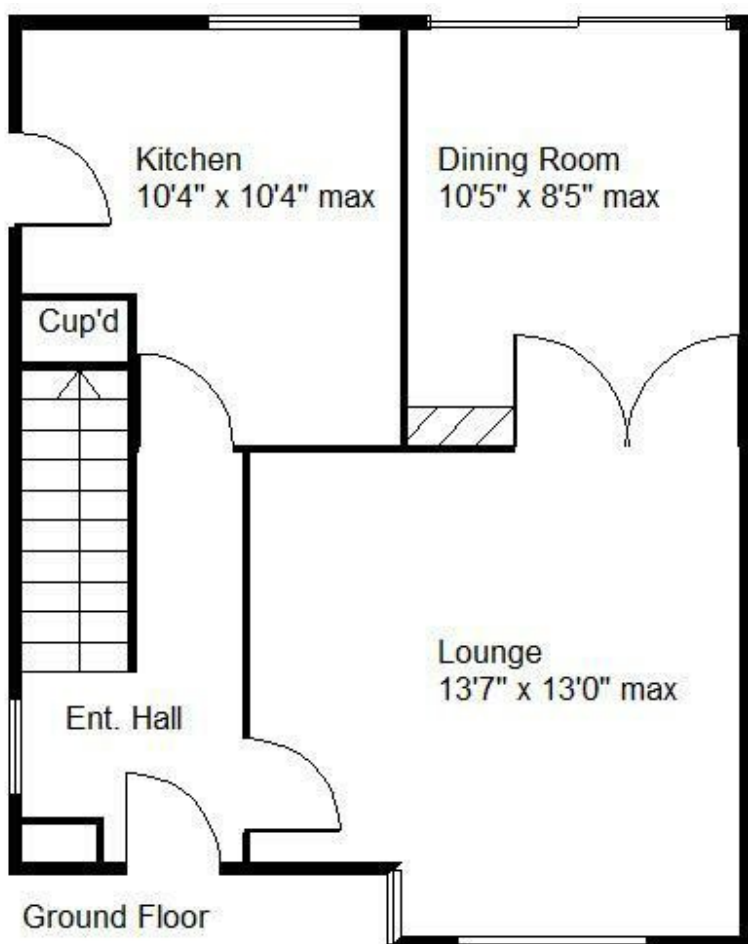
if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked 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

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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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

The table shows an energy efficiency rating scale from A to G. The current rating is 68 (D) and the potential rating is 84 (B).