



horton knights

of doncaster

sales
lettings
and service



Bentley Road, Bentley, Doncaster, DN5 9TB
£675 PCM

AVAILABLE IMMEDIATELY - Subject to satisfactory references.

2 PLUS BEDROOMS / 2RECEPTION ROOMS / FRESHLY DECORATED / FANTASTIC CENTRAL LOCALE / GCH / PVC DG / REAR COURTYARD & GARAGE / VIEWING ESSENTIAL //
It benefits from gas central heating via a modern combination boiler, pvc double glazing and comprises: Entrance hall, dining room, separate lounge, kitchen, rear lobby, ground floor bathroom, first floor landing, two good size double bedrooms and a dressing room/study off of bedroom 2. Outside there is an enclosed forecourt and a good sized courtyard style rear garden with a block built store/garage. Good central location with easy access to the City Centre and local amenities. Internal viewing is recommended.

ACCOMMODATION

A pvc double glazed entrance door gives access into the entrance hall.

ENTRANCE HALL

With wood style laminate flooring, dado rail, original style coving, a double panelled central heating radiator, a staircase leading to the first floor accommodation and doors leading to the ground floor accommodation.

DINING ROOM

12'11" into bay x 9'1" max (3.94m into bay x 2.79m max)
Situated at the front of the property with a pvc double glazed window to the front, a central heating radiator, a chimney breast with a tiled hearth inset, original style coving, a central ceiling rose and a built-in cupboard housing the utility meters.

LOUNGE

12'4" x 12'0" (3.78m x 3.66m)
With a pvc double glazed window to the rear, wood style laminate flooring, dado rail, a central heating radiator, a large walk-in under stairs storage cupboard, coving and a door which leads into the kitchen.

KITCHEN

8'5" x 6'9" (2.57m x 2.08m)
Fitted with a range of wall mounted cupboards and base units finished with a roll edge work surface which incorporates a single bowl stainless steel sink unit. There is tiling to the splash backs, ceramic tiled flooring, a central heating radiator, plumbing for a washing machine, a wall mounted gas fired boiler, a pvc double glazed window and a door which leads to the rear lobby.

REAR LOBBY

Has a pvc double glazed door to the side, dado rail and timber panelling to the walls, appliance recess suitable for a tall fridge freezer and a door which leads into the bathroom.

BATHROOM

Fitted with a three piece suite that comprises of a low flush wc, pedestal wash basin and a panelled bath with a wall mounted electric shower over. Waterproof walling and tiling to the walls, ceramic tiled flooring and a pvc double glazed window.

As previously described a staircase leads from the entrance hall to the first floor accommodation.

FIRST FLOOR LANDING

This has doors to the bedrooms.

BEDROOM 1

12'4" x 11'1" (3.78m x 3.38m)
Set to the front of the house having a pvc double glazed window to the front, a central heating radiator and coving.

BEDROOM 2

12'4" x 12'0" (3.78m x 3.66m)
Another good sized bedroom having a pvc double glazed window enjoying the view to the rear, a central heating radiator, coving, a useful built-in cupboard over the stair bulk-head and a door which leads into the dressing room/study.

DRESSING ROOM/STUDY

8'5" x 6'11" (2.57m x 2.13m)
This additional room situated off of bedroom 2 has a pvc double glazed window to the rear, a central heating radiator and a vaulted ceiling.

OUTSIDE

To the front of the property there is an enclosed forecourt with fencing to the front boundary and a cast iron gate, it is laid to gravel and has a concrete access pathway.

REAR GARDEN

There is an enclosed courtyard style garden which is laid with concrete and gravel there is also a block built store/garage to the far end of the garden.

GARAGE/STORE

This has a double glazed window to the rear.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with pvc double glazing. Age of units various.

HEATING - The property has a gas fired central heating system fitted via a combination type boiler. Age to be confirmed..

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.

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.

