

sales  
lettings  
and service

horton knights of doncaster



St. Cecillas Road, Belle Vue, Doncaster, DN4 5EG  
Offers Around £190,000



A GOOD SIZED 3 BEDROOM SEMI / LARGE PRIVATE WELL TENDED REAR GARDEN / OFF ROAD PARKING / AIR SOURCE HEAT PUMP / SOLAR PANELS (OWNED OUT RIGHT ) / OPEN PLAN FAMILY LIVING / INTEGRATED KITCHEN APPLIANCES / FIRST FLOOR SHOWER ROOM / EARLY VIEWING

RECOMMENDED //

Located on this popular central roadway, a good sized 3 bedroom semi-detached house sat in large private South facing rear garden. The property benefits from an air source heat pump central heating system, pvc double glazing, solar panels (owned out right) and briefly comprises: Entrance hall with stairs to first floor, spacious open lounge, dining area, modern kitchen with integrated cooking appliances. First floor landing 3 bedrooms plus a modern first floor shower room. The loft has been boarded, lined with a velux window accessed via a loft ladder creating useful additional storage. Outside are attractive gardens, gated off road parking to the front and a long private sunny rear garden. The property is well placed with access to Doncaster City Centre including the Racecourse, shops and Lakeside retail and leisure complex. PRICED TO SELL. EARLY VIEWING RECOMMENDED.

ACCOMMODATION

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

ENTRANCE HALL

12'0" x 5'10" (3.66m x 1.78m)

This has a staircase to the first floor accommodation, a pvc double glazed window, central heating radiator, vinyl floor covering, ceiling light and a smoke alarm.

LOUNGE

12'9" x 12'0" (3.89m x 3.66m)

An attractive front facing reception room, it has a deep pvc double glazed bay window to the front, a feature fireplace with electric fire inset, central ceiling radiator, coving, central ceiling light, matching wall lights. Double doors from here continue into the dining room.

DINING ROOM

12'1" x 10'3" (3.68m x 3.12m)

This has a full width, in-built wall unit with glass display shelves providing ample storage. There is a pvc double glazed sliding patio door which gives access onto the rear garden, double panel central heating radiator, coving and central ceiling light.

KITCHEN

11'1" x 7'6" (3.38m x 2.29m)

This is fitted with a range and low level units finished with a work surface over. There is a single drainer stainless steel sink unit with mixer tap, four ring gas hob with extractor hood above and integrated double oven beneath. There is plumbing for an automatic washing machine, room for an under counter fridge, a further understairs storage area where there is room for an under counter freezer. There is a wall mounted gas fired boiler which supplies the domestic hot water,

the central heating is controlled by an air source heat pump.

FIRST FLOOR LANDING

This has a pvc double glazed window to the side and doors to bedrooms and bathroom. There is an access point into the loft space, this has been boarded, lined and insulated, it has a velux window and power light laid on creating a useful storage space.

BEDROOM 1 FRONT

11'2" x 8'11" (3.40m x 2.72m)

A large double bedroom which has a pvc double glazed window to the front, fitted wardrobes concealing hanging rail and storage, a central heating radiator and a ceiling light.

BEDROOM 2 REAR

11'2" x 8'8" (3.40m x 2.64m)

A good size second double bedroom with a pvc double glazed window with an outlook to the rear and gives an attractive view of the rear garden. There is a central heating radiator, a range of contemporary style fitted wardrobes concealing hanging rail and storage and ceiling light.

BEDROOM 3

8'3" x 7'0" (2.51m x 2.13m)

This has a pvc double glazed to the front, double panel central heating radiator, ceiling light and a built-in cupboard.

HOUSE BATHROOM

7'9" x 6'10" (2.36m x 2.08m)

This is fitted with a modern white suite that comprises of a corner shower enclosure, wash basin and low level wc all fitted into bathroom furniture. There is a pvc

double glazed window, tiling and waterproof walling to the shower area, mains plumbed thermostatic shower, a waterproof style ceiling with a central ceiling light.

OUTSIDE

The property stands on an attractive plot, to the front there is a dropped kerb giving access to gated off road parking. There is a a gated side entrance which gives access into the property's rear garden and a further pedestrian gate inset to brick walling. This has a patterned concrete design for easier lower maintenance.

REAR GARDEN

This is a particularly good size, perfect for families. It enjoys a wooded backdrop and therefore feels very private. There is a paved patio and sitting area which extends across the rear elevation and this leads down to a lawn, there are shaped flower beds, borders with maturing shrubs and bushes and treeline back drop. Useful timber storage shed.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

HEATING - An air source heat pump central heating system

SOLAR PANELS (OWNED OUT RIGHT)

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.

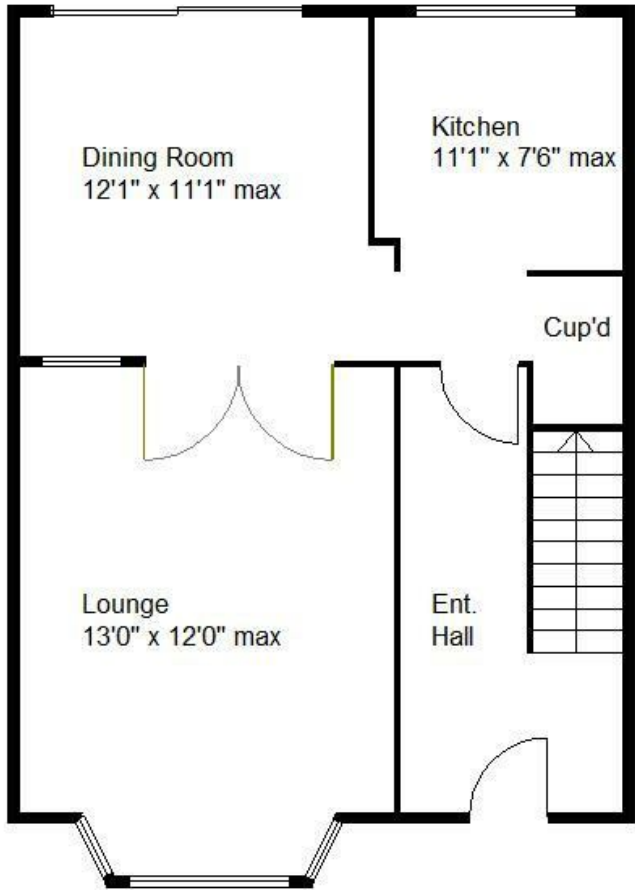
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OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Ground Floor



First Floor

