

horton knights of doncaster

sales
lettings
and service



Sledmere Road, Scawsby, Doncaster, DN5 8SE
Offers Around £185,000

BEAUTIFUL 3 BEDROOM SEMI DETACHED / LARGER THAN AVERAGE CORNER PLOT / AMPLE PARKING AND GARAGE / GAS CENTRAL HEATING SYSTEM / PVC DOUBLE GLAZING / SPACIOUS OPEN PLAN DINING KITCHEN WITH GRANITE WORK TOPS / WELL PLACED WITH ACCESS TO AMENITIES / GOOD LOCAL SCHOOLS / VIEWING RECOMMENDED //

Located on this popular roadway, enjoying a larger than average corner plot, a traditional style 3 bedroom semi detached house. It has a gas radiator central heating system via a combination type boiler, pvc double glazing, wall insulation and briefly comprises: Entrance hall with stairs to first floor, spacious lounge, large open plan dining kitchen, side lobby off and storage. First floor landing, three bedrooms (two doubles and a single), plus a modern bathroom with shower. Outside are good sized corner gardens with ample gated off road parking and a detached garage. All well placed with access to amenities including a good variety of local shops including several supermarkets, access to good local schools, as well as the A1 & M18 motorway networks.

AGENTS NOTES:
TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

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

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 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.

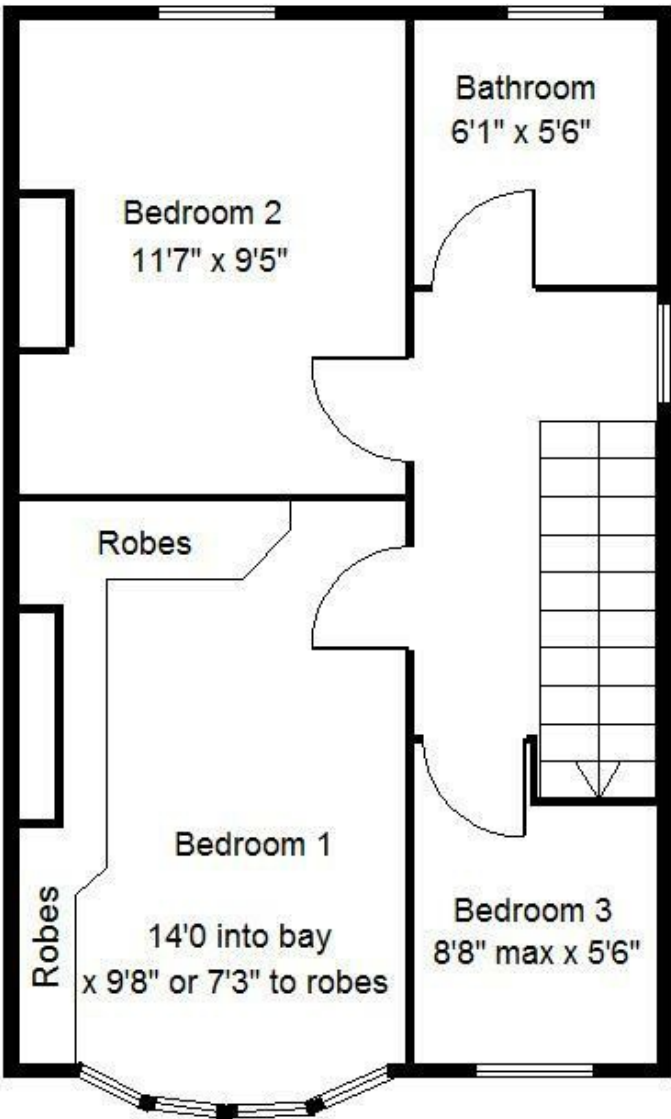
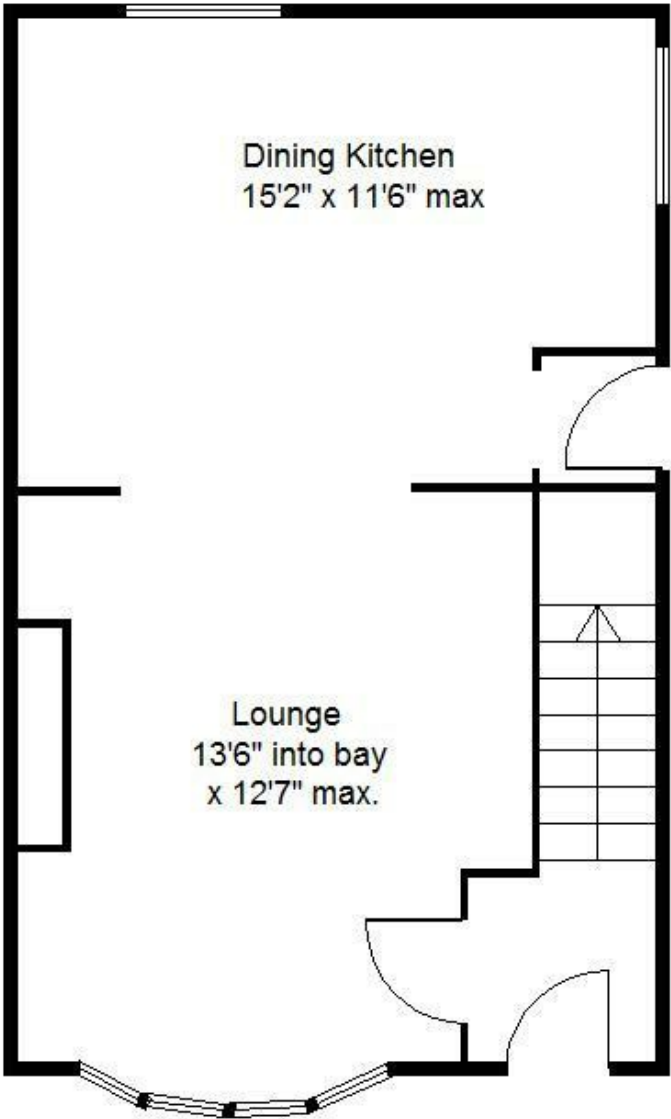
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of

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

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.



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	