

horton knights

of doncaster

sales
lettings
and service



Located not far from the City Centre, this mid-terraced house benefits from pvc double glazing and gas fired central heating via a combi boiler and comprises: Entrance hall, lounge, separate dining room, fitted kitchen, ground floor bathroom. 3 good sized bedrooms to the first floor. Outside the property has an enclosed court yard to the rear. Located where it is gives it good access to amenities and therefore for First Time Buyers/Investors looking to buy to let then we feel that it is an opportunity not to be missed particularly as it has no onward chain. **VIEWING IS RECOMMENDED TO APPRECIATE ALL IT HAS TO OFFER.**

ACCOMMODATION

A pvc double glazed entrance door gives access to entrance hall.

ENTRANCE HALL

14'7" x 3'0"

This has a central heating radiator, laminated floor, coving to the ceiling, stairs rising to the first floor and doors leading off to the ground floor accommodation.

LOUNGE

11'8" x 8'10" (3.56m x 2.69m)

This has a pvc double glazed window to the front, a central heating radiator and original style coving to the ceiling.

DINING ROOM

12'1" max x 11'11" max (3.68m max x 3.63m max)

Extending to the full width of the property, it has a pvc double glazed window to the rear, a central heating radiator, a ceiling rose, a door giving access to a stairwell down to the cellar and further door leading to the kitchen.

KITCHEN

9'6" x 6'6" (2.90m x 1.98m)

The kitchen is fitted with a range of Oak style wall mounted cupboards and base units with a rolled edge work surface incorporating a single bowl stainless steel sink with grey ceramic tiled splashbacks. There is an integrated electric oven and gas hob with an extractor hood above and an appliance recess for a washing machine, a pvc double glazed window to the side and timber and glazed door giving access into the rear yard and a ceramic tiled floor.

GROUND FLOOR BATHROOM

This is fitted with a white suite comprising of a low

flush wc, a pedestal wash hand basin and panelled bath with a mixer tap. There is ceramic tiling to the bathing and splashbacks areas with a pvc double glazed window to the side, further ceramic tiling to the floor, a central heating radiator and an extractor fan.

FIRST FLOOR LANDING

There are doors leading off to the remaining accommodation.

BEDROOM 1

12'1" x 11'8" (3.68m x 3.56m)

This is a good sized double room extending to the full width of the house with a pvc double glazed window to the front, a central heating radiator and a built-in over stairs storage cupboard.

BEDROOM 2

8'11" x 8'3" (2.72m x 2.51m)

There is a pvc double glazed window to the rear and a central heating radiator.

BEDROOM 3

9'7" x 6'7" (2.92m x 2.01m)

There is a pvc double glazed window to the rear, a central heating radiator and a built-in cupboard housing the gas combination boiler.

OUTSIDE

To the rear of the property there is an enclosed Court yard laid to concrete with a brick built wall to the boundary and a timber gate giving access to the service lane at the rear.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating. Age of boiler TBC

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.

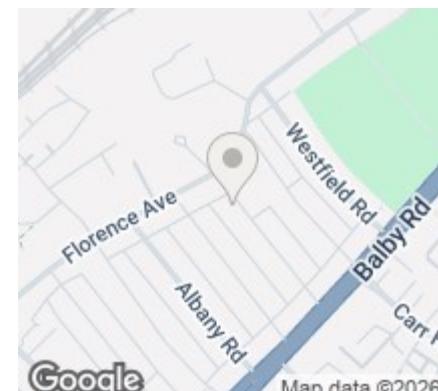
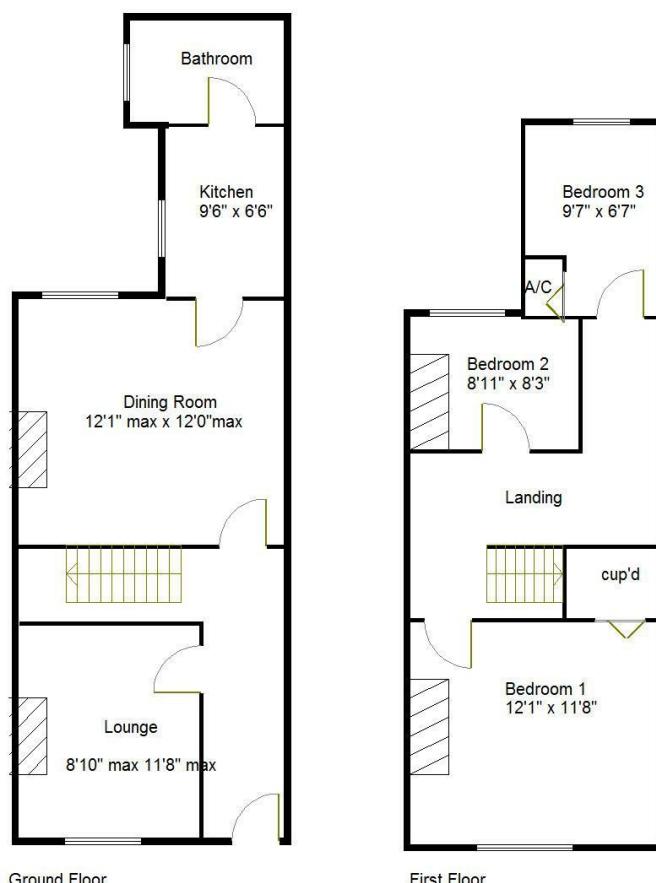
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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 you're 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		87
(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