



horton knights of doncaster

sales
lettings
and service



Church Lane, Bessacarr, Doncaster, DN4 6QG
Offers Over £159,995

AN IMMACULATE 3 BEDROOM TOWN HOUSE / POPULAR RESIDENTIAL ROADWAY / GATED OFF ROAD PARKING TO THE FRONT / ATTRACTIVE REAR GARDEN / WELL PROPORTIONED ROOMS / MODERN FITTED KITCHEN / MODERN BATHROOM WITH SHOWER / EARLY VIEWING RECOMMENDED //

Ready to move into, a good sized 3 bedroom town house on this popular roadway. The property has a gas radiator central heating system via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall with stairs to the first floor, spacious lounge, open plan dining kitchen with double doors onto the rear garden. First floor landing, 3 good sized bedrooms and a modern fully tiled bathroom with shower. Outside there are attractive gardens and gated off road parking. The property is well placed with access to amenities including Lakeside Retail and Leisure and the City Centre. PRICED TO SELL. EARLY VIEWING RECOMMENDED.

ACCOMMODATION

A canopy gives shelter to a composite type double glazed entrance door with side screen and leads into the property's entrance hall.

ENTRANCE HALL

This is all smartly finished with a marble effect tiled floor, a central heating radiator, coving, a ceiling light and a staircase to the first floor accommodation. An oak interior door (which can be found throughout the house) gives access into a spacious lounge.

LOUNGE

18'0" max x 12'0" max (5.49m max x 3.66m max)
This is probably better demonstrated by the floorplan and measurements. It is a good size, it has a deep pvc double glazed bay window to the front, 2 central heating radiators, coving to the ceiling, modern laminate flooring, a feature contemporary gas fire and a central ceiling light.

DINING KITCHEN

19'0" max x 12'8" max (5.79m max x 3.86m max)
This is all smartly finished with a range of modern high and low level units finished with a contrasting grey and white handleless style cabinet door with a diamante effect work surface over. There is a tiled splashback, a deep recess suitable for a gas cooker, a single drainer 1½ bowl stainless steel sink unit. Integrated items include an under counter freezer, integrated washing machine. There is a continuation of the tiled flooring, 2 pvc double glazed windows, 2 pvc double glazed double opening doors which lead out into the property's garden. 2 central ceiling spotlight fitments, a low level kick space style heater and a deep built-in understairs storage cupboard.

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,

FIRST FLOOR LANDING

There is an access point into the loft space, coving to the ceiling, an in-built cupboard which houses the gas fired combination type boiler which supplies domestic hot water and central heating systems.

BEDROOM 1

16'0" x 11'9" (4.88m x 3.58m)
A large double bedroom, it has a pvc double glazed window to the front, a double panelled central heating radiator, a central ceiling light.

BEDROOM 2

11'9" x 9'9" (3.58m x 2.97m)
A good sized second double bedroom, it has a pvc double glazed window to the rear, a central heating radiator, coving and a central ceiling light.

BEDROOM 3

9'1" x 8'6" (2.77m x 2.59m)
A very good sized third bedroom, it has a pvc double glazed window to the front, a central heating radiator, coving and a central ceiling light. There is built-in storage over the stair bulkhead and eye level shelving.

HOUSE BATHROOM

This is fitted with a modern white suite that comprises of a panelled bath with an electric shower over, a pedestal wash hand basin and a low flush wc. There is ceramic tiling to the 4 walls, vinyl flooring, a pvc double glazed window, an extractor fan. a central ceiling light and a mirror vanity cabinet.

OUTSIDE

To the front of the property, the walled garden has

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

been hard landscaped with gated access providing off road parking for several cars. There is a passageway to the side which continues and leads down the side giving access into the rear garden which can also be accessed from the rear of the dining kitchen.

REAR GARDEN

The garden is again a good size, all enclosed with concrete post and timber fencing to the perimeters. There is a slate paved patio which extends across the rear elevation and leads to a lawn with a further covered patio and barbecue area with feature lighting and a shed alongside.

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 installed via a combination type boiler. 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.

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.

