



horton knights of doncaster

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and service



Welbeck Road, Doncaster, DN4 5EX  
Guide Price £235,000 - £245,000



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This beautiful double bay fronted traditional style 1930's semi-detached house sits in this wonderful location close to Doncaster City Centre and has some lovely original features and nice touches throughout. It benefits from gas fired central heating via a combination boiler, majority of pvc double glazed and some original style windows and comprises: Entrance vestibule leading into an entrance hall with a original terrazzo floor, sitting room, separate dining room, immaculate modern fitted Shaker style kitchen with some integrated appliance. First floor landing: 2 large double bedrooms, a really good sized single 3rd bedroom and a luxury Victoriana style bathroom with a 3 piece suite and a further separate wc which itself has a low flush wc. Outside the property is equally well catered for, with a forecourted front, long driveway and an enclosed rear garden. The property is really in ready to move into condition and as mentioned, its proximity to the City Centre and all of the amenities therefore available make this a property which must be viewed to appreciate all it has to offer.

ACCOMMODATION

PVC double glazed doors give access to an entrance vestibule which has the original style polished terrazzo floor with painted brick walls and an original style timber and glazed door with stained glass inset giving access to entrance hall.

ENTRANCE HALL

Again this is a beautiful space with an original style balustrade and banister, a diamond shaped window to the side finished with lead, a built-in cloaks cupboard, a central heating radiator, original style coving and picture rail to the walls and again the polished terrazzo style flooring continued through from the vestibule.

SITTING ROOM

**15'0" max x 12'4" max (4.57m max x 3.76m max)**  
The owner has the styling of this room just right, it is beautifully presented with a pvc double glazed bay window with stained glass quarter lights, exposed wooden floor boards, a gorgeous cast iron fire surround with open fire and tiled insets incorporated and a tiled hearth. There is also a picture rail to the walls, original style coving to the ceiling and plaster frieze and 2 double panelled central heating radiators.

DINING ROOM

**15'11" x 10'5" max (4.85m x 3.18m max)**  
This is situated at the rear of the property, this is a lovely bright room and has pvc double glazed French style doors with fan light above giving access into the rear garden. There is white wood effect laminated flooring, original style coving to the ceiling and picture rail to the walls, a double panelled central heating radiator and again a lovely decorative fire surround with a cast iron inset and tiled hearth.

parking for 2 to 3 vehicles, this leads onto the side and onto the detached garage and a timber gate into the rear garden.

DETACHED GARAGE

The detached garage is brick built and has light and power supplied with double timber doors opening to the front plus a pvc personnel door to the side and a single glazed window.

REAR GARDEN

The rear garden is a nice enclosed space and has a crazy paved patio leading to a shaped lawn with concrete posts and timber fencing to the outer boundary. There is a disused outside wc and a further brick built storage shed providing useful storage.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - Majority are PVC double glazing where stated and some original style windows. Age of units various.

KITCHEN

**12'9" x 7'11" (3.89m x 2.41m)**  
The kitchen itself has been upgraded to a lovely modern standard with grey wood Shaker style units comprising of wall mounted cupboards and base units with a block wood effect work surface incorporating a 1½ bowl sink with a brushed aluminium mixer tap and a single drainer. There is a 4 ring ceramic gas hob with an electric fan assisted oven, a black metal and glass extractor hood with black glass splashback. There is also an integrated fridge and freezer and a appliance recess for a washing machine with plumbing also provided. There is a pvc double glazed door and a double glazed window to the rear, a feature style vertical radiator finished in anodised black paint, a ceramic tiled floor and a walk-in understairs pantry which has a pvc double glazed window to the side plus brushed aluminium halogen spotlights inset to the ceiling.

FIRST FLOOR LANDING

**10'11" x 8'4" max (3.33m x 2.54m max)**  
Again the landing has the beautiful banister and balustrades with a pvc double glazed window to the side, there is access to the loft space and doors leading off to the remaining first floor accommodation.

PRINCIPLE BEDROOM

**15'0" max x 11'2" max (4.57m max x 3.40m max)**  
A beautiful sized double bedroom with the added space of the bay window upstairs, the bay window is pvc double glazed once again with the stained glass quarter lights. has a central heating radiator and a picture rail to the walls.

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

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 1000 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

BEDROOM 2

**12'11" x 10'5" (3.94m x 3.18m )**  
Another large double sized bedroom with a pvc double glazed window over looking the garden to the rear, there is a central heating radiator and a picture rail to the walls.

BEDROOM 3

**8'1" x 7'7" (2.46m x 2.31m)**  
This is a good sized single room for this style of house and has a pvc double glazed window to the front with stained glass quarter lights, a central heating radiator and a picture rail to the walls.

BATHROOM

Again, this is really in keeping with the age of the original house and is very nicely presented and comprises of: a low flush wc with a wall mounted wash hand basin set onto chromed legs with all chrome taps and pipework and a claw foot bath which is finished with a Victorian style mixer tap attachment and indeed a mains plumbed shower. There is attractive tiling to the bathing and splashback areas and a tile effect vinyl floor covering. Again, a Victorian style radiator finished with attractive chrome pipework, a built-in storage cupboard which houses the gas central heating boiler, again this is an original style cupboard plus a pvc double glazed window to the rear elevation and an extractor fan.

OUTSIDE

To the front of the property there is a forecourted garden which is laid with gravel and block paving and has a brick built dwarf wall and cast iron gates to the front. The cast iron gates open to a block paved and concrete driveway which provides ample off street

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](http://www.hortonknights.co.uk)

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