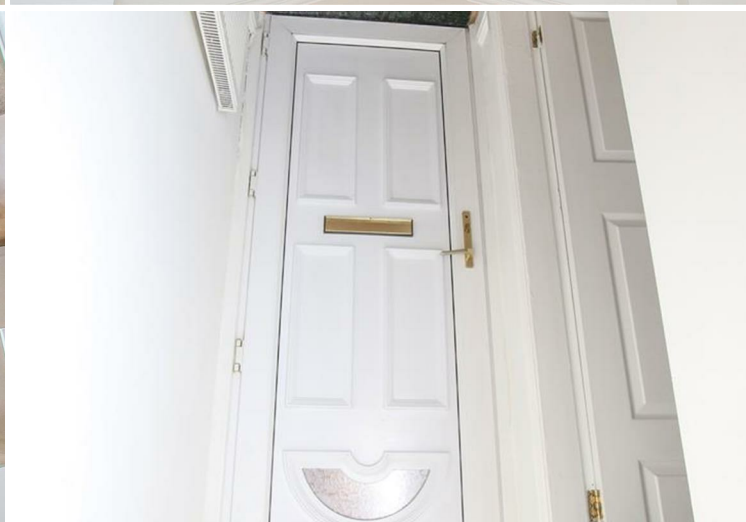
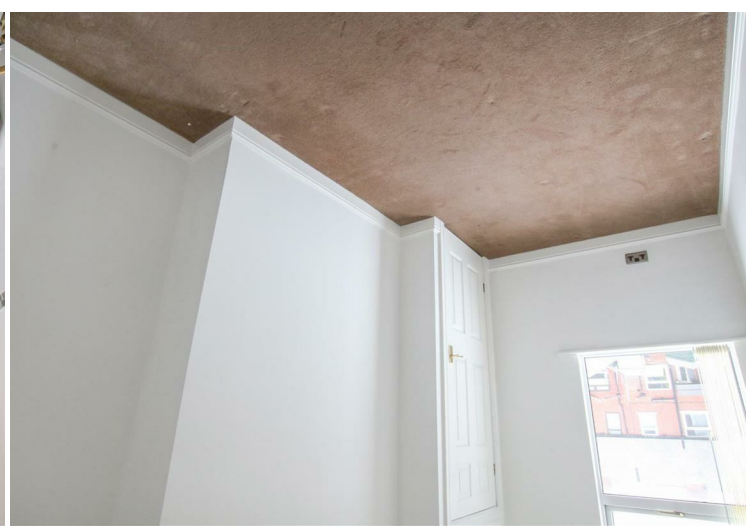
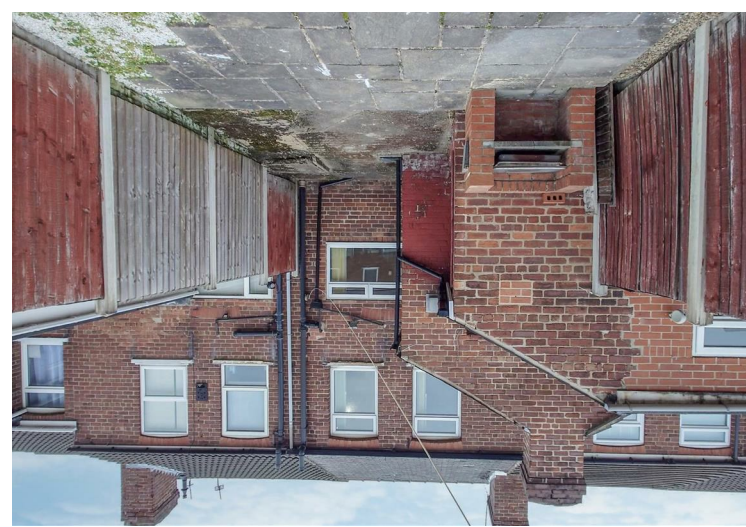




horton knights of doncaster

sales
lettings
and service



Wrightson Avenue, Warmsworth, Doncaster, DN4 9QL
Guide Price £95,000 - £105,000

A GOOD SIZED TWO BEDROOM FORECOURTED TERRACED HOUSE / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / LARGE OPEN PLAN RECEPTION AREA / MODERN FITTED KITCHEN / LOVELY FIRST FLOOR BATHROOM INCLUDES A SEPARATE SHOWER ENCLOSURE / GREAT LOCATION / VIEWING RECOMMENDED //

Located on this popular roadway, a well presented two bedroom terraced house. The property has gas radiator central heating system, PVC double glazing and briefly comprises: Entrance hall with stairs to first floor, open plan lounge and dining room, fitted kitchen with integrated appliances, first floor landing, two good sized bedrooms and a lovely modern bathroom which includes a separate shower enclosure. Outside are front and rear gardens, the rear enjoys afternoon and evening sun. There is unrestricted on-street parking and is well placed with access to local amenities within Warmsworth and easy access to the A1 and motorway networks. VIEWING RECOMMENDED.

ACCOMMODATION
A PVC double glazed entrance door with fanlight over leads into an entrance hall.

ENTRANCE HALL
From here there is a staircase to the first floor accommodation, a central heating radiator, central ceiling light and a door into the front facing lounge.

LOUNGE
11'0" x 12'0" max (3.35m x 3.66m max)
An attractive room, it has a PVC double glazed window to the front, central heating radiator, coving, central ceiling light and a broad arch which leads through into a living/ dining room.

DINING/LIVING AREA
12'10" x 15'3" max (3.91m x 4.65m max)
This has a PVC double glazed window to the rear, a central heating radiator, coving, central ceiling light, wall lights and a deep built-in understairs storage cupboard.

FITTED KITCHEN
7'0" x 6'10" (2.13m x 2.08m)
All smartly fitted with a range of high and low level units finished with a roll edged work surface. There is a four-ring gas hob with extractor hood above, integrated oven, integrated fridge and a cupboard door with recess suitable for integrated washing machine. It has a composite style sink with mixer tap, PVC double glazed window, PVC double glazed exterior door, laminate flooring and, inset spot lighting

to the ceiling. Concealed behind one of the corner cabinets is a wall mounted gas fired boiler which supplies the domestic water and central heating systems.

FIRST FLOOR LANDING
This has a central ceiling light, access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1
11'0" x 12'0" (3.35m x 3.66m)
A large double bedroom with PVC double glazed window to the front, central heating radiator, ceiling light and deep built-in walk-in style wardrobe.

BEDROOM 2
8'0 max x 12'10" (2.44m max x 3.91m)
This is a good sized second room it has a PVC double glazed window to the rear central heating radiator, built in cupboard which houses hot water cylinder with linen storage.

HOUSE BATHROOM
All smartly finished with a white suite that comprises of a panelled bath with central mixer tap, separate shower enclosure with mains plumbed thermostatic shower, pedestal wash hand basin and low flush WC. There is a PVC double glazed window, a contemporary style towel rail/radiator, inset spot lighting to the ceiling and a tiled floor covering.

OUTSIDE
To the front of the property there is a forecourt garden which has been paved with ornamental palm-tree inset.

REAR GARDEN
This enjoys the afternoon and evening sun it has concrete posts and timber fencing to the perimeters, two useful brick out buildings and a pedestrian gate on to a wide rear lane.

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 1,000 mbps and upload speeds of up to 1,000 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.

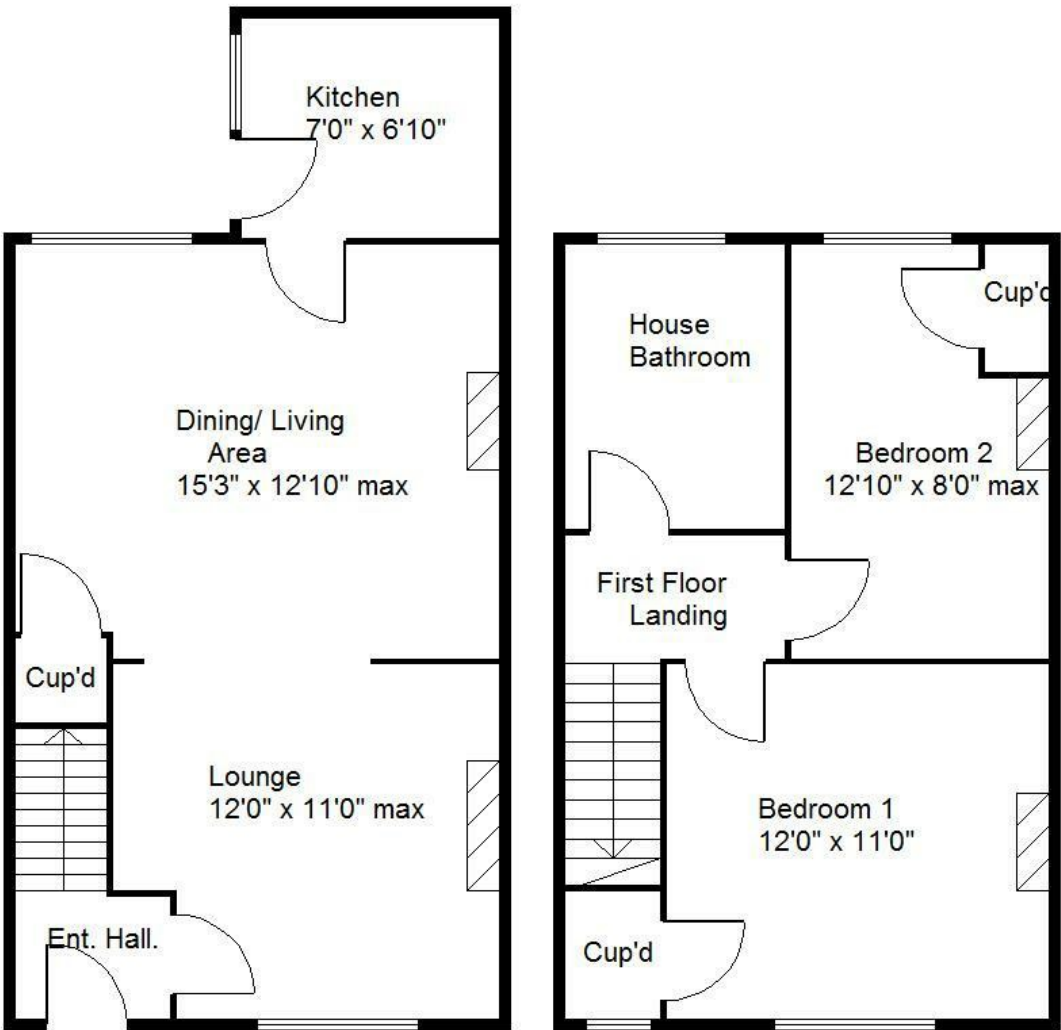
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point.

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		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 