



horton knights of doncaster

sales
lettings
and service



Bloomhill Court, Moorends, Doncaster, DN8 4PF
Asking Price £170,000

JUST LISTED.....MODERN 3 BEDROOM SEMI-DETACHED HOUSE / ATTRACTIVE DEVELOPMENT / MODERN FITTINGS THROUGHOUT / KITCHEN WITH INTEGRATED APPLIANCES / EN-SUITE SHOWER ROOM / 2 OFF ROAD PARKING SPACES / PRICED TO SELL / EARLY VIEWING ESSENTIAL //

Attractive modern living and 'ready to move into' this house needs to be viewed. It has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall, ground floor wc, spacious lounge, dining room, modern fitted kitchen with appliances. First floor landing, 3 bedrooms, main bedroom has a large en-suite shower room plus there is a lovely modern white house bathroom. Outside it has end gardens, a large block paved driveway to the front and enclosed rear gardens. Early Viewing is highly recommended. PRICED TO SELL.

ACCOMMODATION

Full sales details are being prepared, and will follow shortly. Please feel free to arrange a viewing in the meantime.

ENTRANCE HALL

GROUND FLOOR WC

LOUNGE

14'7" max x 13'4" max (4.45m max x 4.06m max)

DINING AREA

9'9" x 8'1" (2.97m x 2.46m)

FITTED KITCHEN

9'9" x 8'2" (2.97m x 2.49m)

FIRST FLOOR LANDING

BEDROOM 1

13'4" max x 11'3" (4.06m max x 3.43m)

EN-SUITE SHOWER ROOM

BEDROOM 2

9'10" x 7'6" (3.00m x 2.29m)

BEDROOM 3

8'8" x 6'7" (2.64m x 2.01m)

BATHROOM

OUTSIDE

REAR GARDEN

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. As new in 2022

HEATING - Gas radiator central heating. Age of boiler, as new in 2022

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.

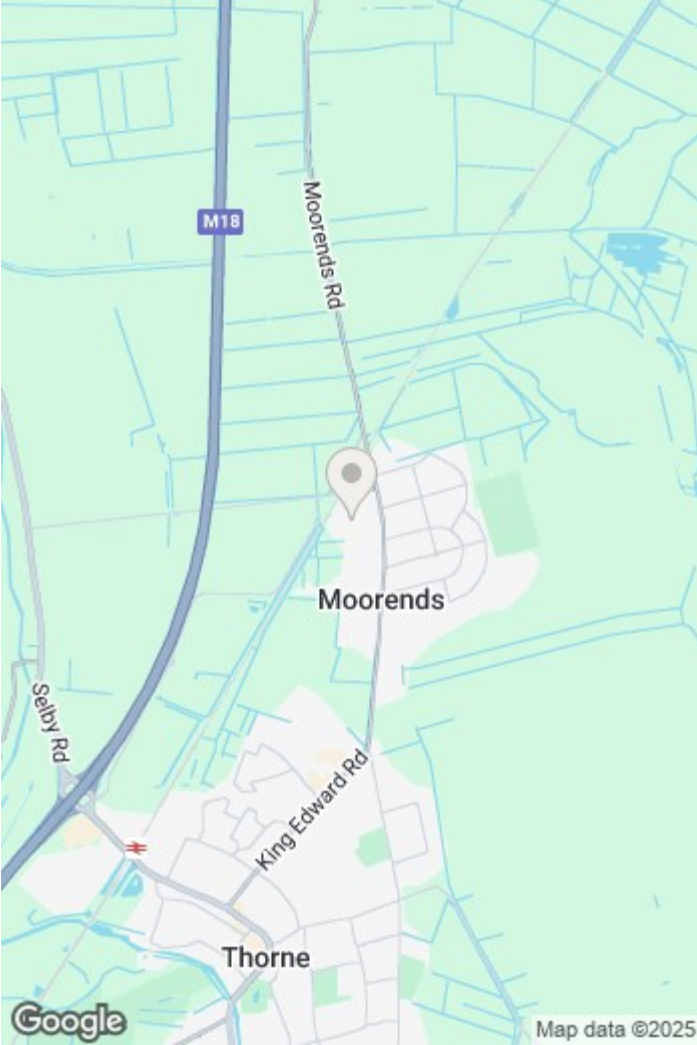
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94	(92 plus) A		
(81-91) B		82	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	