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Ellers Road, Bessacarr, Doncaster, DN4 7BE  
Guide Price £250,000

**TRADITIONAL STYLED 3 BEDROOM SEMI / SOUTHERLY FACING REAR GARDEN / FULLY REFURBISHED 2016/17 / SPACIOUS LIVING ROOM / MODERN DINING KITCHEN / CONTEMPORARY BATHROOM / AMPLE OFF ROAD PARKING / SOUGHT AFTER ROADWAY / VIEWING RECOMMENDED//**

A stylish and characterful 3 bedroom bay fronted semi detached house on this sought after roadway. Comprehensive refurbishment programme was carried out 2016/17 to create this attractive family home. Gas central heating via a combi boiler, pvc double glazing and briefly comprises: Entrance hall, spacious lounge with large feature bay window and log burner ( by negotiation), modern fitted dining kitchen with integrated cooking appliances, first floor landing, 3 bedrooms (2 doubles and a single) plus a modern contemporary bathroom. Outside are attractive gardens, a long front garden offers ample off road parking with gated access into a good sized Southerly facing rear garden. Well positioned with access to local amenities including popular schools, Lakeside retail & leisure and the city centre. **EARLY VIEWING RECOMMENDED.**

**ACCOMMODATION**

A composite double glazed entrance door with decorative glazed inset leads into the property's entrance hall.

**ENTRANCE HALL**

**14'2" x 5'7" (4.32m x 1.70m)**

This is all smartly presented, it has a pvc double glazed window to the side, a central heating radiator, a coir mat leading onto a laminate floor. There is a staircase to the first floor accommodation with a spindled banister rail and a deep built-in understairs storage cupboard. This has a pvc double glazed window, shelving and a light. A period style door leads through into an attractive front facing lounge;

**FRONT FACING LOUNGE**

**13'6 max x 12'0" (4.11m max x 3.66m)**

A lovely room with a broad pvc double glazed bay window to the front, a feature brick fireplace with an Oak over mantel incorporating a multi-fuel burner (by negotiation) set onto a tiled hearth, a continuation of the laminate flooring, central heating radiator and a central ceiling light.

**DINING KITCHEN**

**18'2" x 10'2" (5.54m x 3.10m)**

This is a good size and fitted with a range of modern high and low level units finished with a rolled edge work surface and tiled splashback. There is a single drainer 1½ bowl stainless steel sink unit with a mixer tap, a four ring gas hob with an extractor hood above and an integrated oven beneath. There is space and

plumbing for an automatic washing machine, room for a tall fridge freezer, an original period style built-in cupboard set to the chimney recess with a deep brick fireplace, two pvc double glazed windows, pvc double glazed exterior door, vinyl floor covering and two central ceiling lights.

**FIRST FLOOR LANDING**

There is a pvc double glazed window to the side, a central ceiling light, an access point in to the loft space via a pull down timber ladder and doors to the bedrooms and bathroom.

**BEDROOM 1 FRONT**

**14'0" x 12'0" (4.27m x 3.66m)**

This is a large double bedroom which has a broad pvc double glazed bay window to the front, coving to the ceiling, central heating radiator, central ceiling light and feature bed lamps.

**BEDROOM 2 REAR**

**10'2" x 9'3" (3.10m x 2.82m)**

This is a comfortable sized second double bedroom, it has a pvc double glazed window with an outlook over the rear garden, a central heating radiator and a ceiling light.

**BEDROOM 3 REAR**

**8'6" x 7'0" (2.59m x 2.13m)**

Still a good sized third bedroom, as evidenced by the room measurements, it has a pvc double glazed window to the rear, a central heating radiator and a central ceiling light.

**HOUSE BATHROOM**

This is all smartly finished with a contemporary theme which includes a shower style bath with a thermostatic mixer shower including a rainfall shower head and has a glazed shower screen, wash basin and low flush wc inset into the bathroom furniture, modern tiled flooring, contemporary style towel rail/radiator, pvc double glazed window, waterproof tiled ceiling with inset spotlighting and an extractor fan.

**OUTSIDE**

The property stands on this desirable roadway, a wide driveway with additional pebbled area provides ample parking for 2 or more cars. The front garden is a good size large with a lawn and several ornamental shrubs and plants including a seasonal holly tree. A gated access leads into the rear garden.

**REAR GARDEN**

A large Southerly facing rear garden, even on a winters morning it's bathed in sunshine. It's all enclosed with concrete post and timber fencing to the perimeters. There is a paved patio which extends across the rear elevation, and leads onto a long lawn with shaped flower beds and borders including maturing shrubs and plants. There is a large storage shed within the garden.

**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. 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.

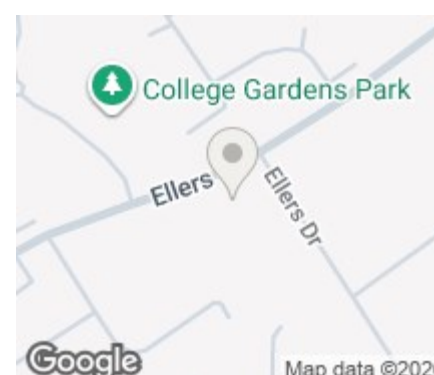
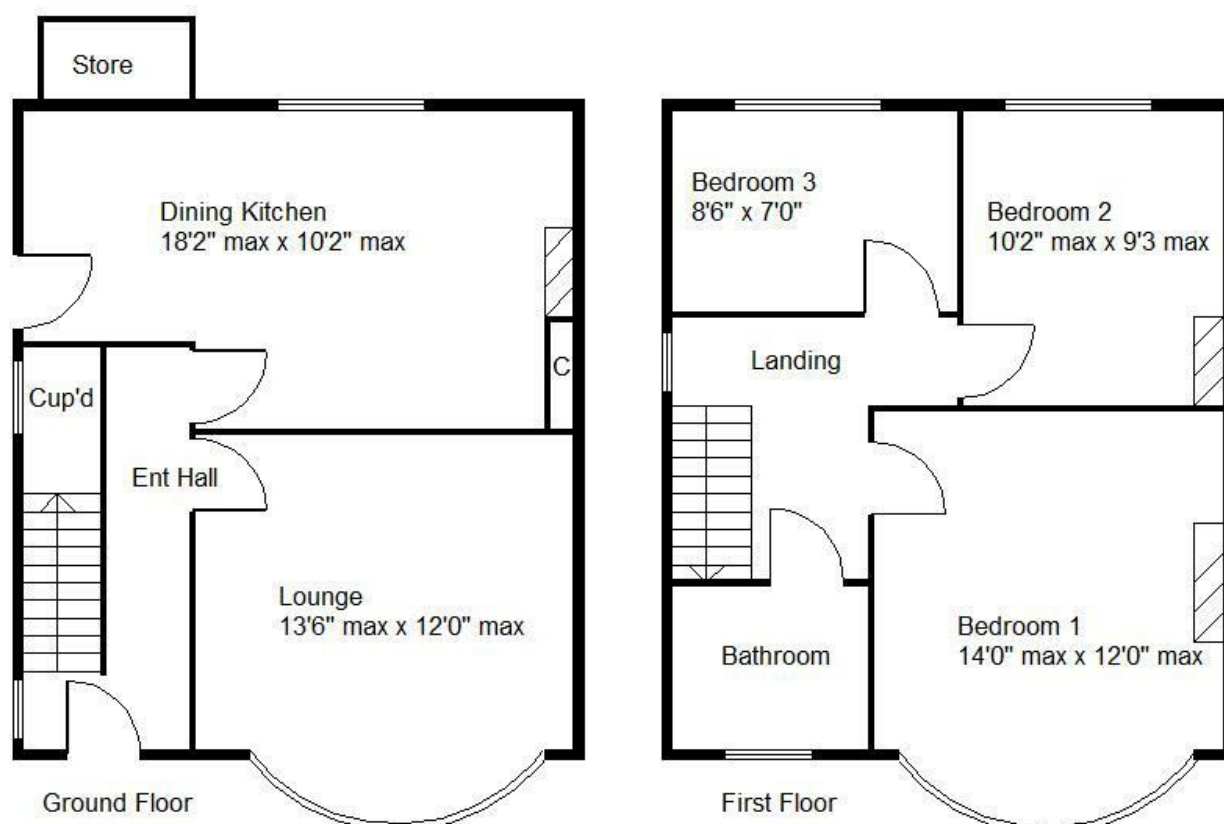
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prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	