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horton knights of doncaster



Elmham Road, Doncaster, DN4 6LQ  
Offers Around £145,000

**2 DOUBLE BEDROOM SEMI-DETACHED HOUSE / NOT OVERLOOKED FRONT AND REAR / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / LOVELY REAR GARDEN / HUGE POTENTIAL / OFF ROAD PARKING TO THE FRONT / NO CHAIN //**

A good sized two double bedroom semi-detached house in a popular residential location with good access to amenities. A lovely position with woodland to the rear and school playing fields to the front. The property has gas radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises of: Entrance hall in to a spacious lounge; dining kitchen; rear lobby, boiler cupboard and understairs storage. First floor landing, 2 good sized double bedrooms with the main bedroom having built-in wardrobes. Outside there are attractive gardens, the front provides off-road parking, whilst the rear has a beautiful woodland backdrop beyond. NO CHAIN. EARLY VIEWING ADVISED.

**ACCOMMODATION**

A PVC double glazed entrance door leads into the property's entrance hall.

**ENTRANCE HALL**

This has a staircase to the first floor accommodation, a central ceiling light, built in cupboard and door to the lounge.

**LOUNGE**

**15'4" max x 13'2" max (4.67m max x 4.01m max)**

A good sized front facing reception room, it has a broad PVC double glazed window to the front, gas fire inset to a tiled fireplace, central heating radiator, ceiling light and door into the dining kitchen.

**DINING KITCHEN**

**13'3" x 8'10" (4.04m x 2.69m)**

This has a range of base and wall units with a single drainer stainless sink unit, a freestanding cooker, plumbing for automatic washing machine, room for fridge/freezer etc, central heating radiator, central ceiling light, PVC double glazed window and door giving access to a lobby.

**LOBBY**

There is an understairs storage cupboard plus a larger boiler room, which houses a wall mounted gas fired combination type boiler which supplies domestic water and central heating systems.

**FIRST FLOOR LANDING**

PVC double glazed window to the side, access point into the loft space and doors to the bedrooms and bathroom.

**BEDROOM 1**

**13'3" max x 11'0" max (4.04m max x 3.35m max)**

A large double bedroom it has built-in wardrobes to the recess, a PVC double glazed window to the front and has a pleasant outlook over the school playing fields and yard. It has a central heating radiator and central ceiling light.

**BEDROOM 2**

**11'3" max x 10'3" max (3.43m max x 3.12m max)**

A good sized second double it has built-in cupboards set to the recess and a PVC double glazed window with outlook over the rear garden, which overlooks woodland beyond. There is a central heating radiator and ceiling light.

**BATHROOM**

This is fitted with a suite comprising of a panelled bath, pedestal wash hand basin and low flush W/C. There is PVC double glazed window, extractor fan, ceiling light and central heating radiator.

**OUTSIDE**

The property stands on a lovely plot, to the front there is a dropped kerb which gives access courtesy of double gates to a driveway, where there is artificial lawn, ornamental shrubs, plants and borders.

**REAR GARDEN**

A good sized garden, it has an artificial lawn with shaped flowerbeds and borders stocked with a variety of maturing shrubs and plants. It has a beautiful outlook over woodland to the rear.

**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 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 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.

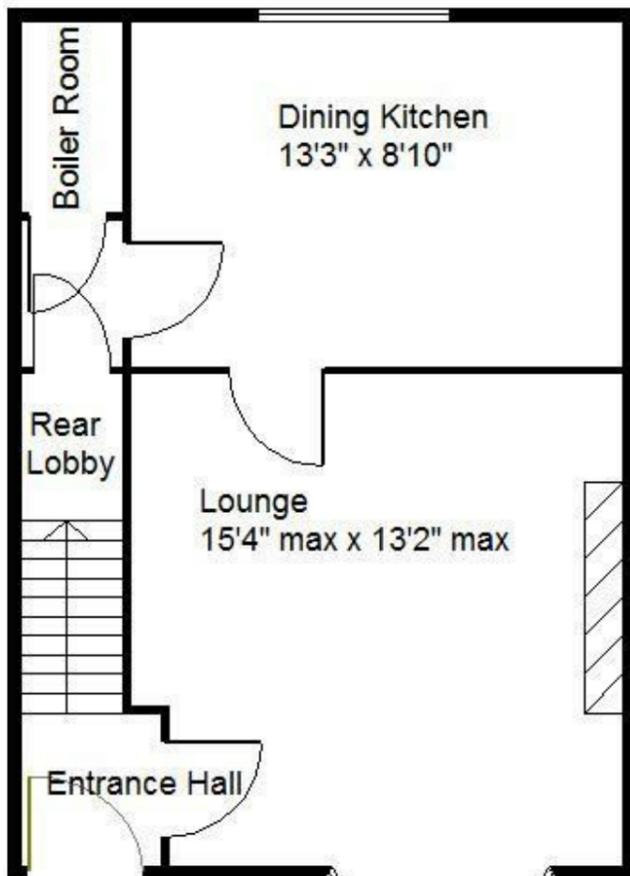
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Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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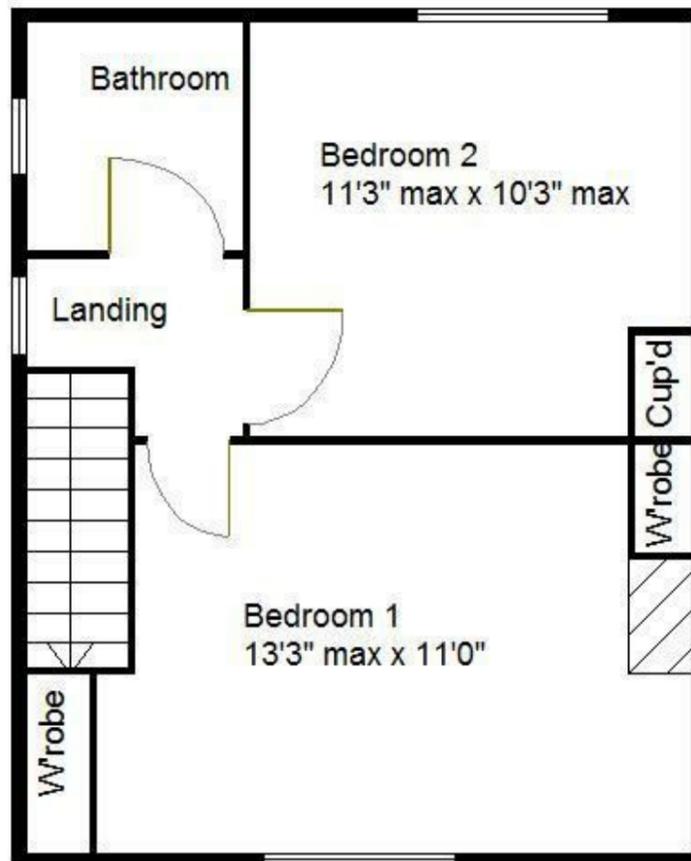
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Ground Floor Front



First Floor Front



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	