



horton knights of doncaster

sales
lettings
and service

Station Road, Arksey, Doncaster, DN5 0SY
Asking Price £145,000



LARGE 3 DOUBLE BEDROOM SEMI / CORNER GARDENS WITH OFF ROAD PARKING / CONTEMPORARY STYLED LARGE KITCHEN / GCH VIA COMBI BOILER / UPVC DOUBLE GLAZING / 3 DOUBLE BEDROOMS/ MODERN BATHROOM / EARLY VIEWING RECOMMENDED //

Enjoying a nice corner position affronting Station Road, a good sized 3 double bedroom semi detached house. The property has a gas central heating system via a combination type boiler, PVC double glazing and comprises: Entrance hall, ground floor wc, lounge & dining room, beautiful upgraded ' Dark Grey' kitchen, first floor landing, 3 bedrooms and a modern bathroom. Outside are corner gardens with off road parking to the rear. Lovely semi-rural village with a popular school and village amenities. PRICED TO SELL. EARLY VIEWING IS HIGHLY RECOMMENDED.

ACCOMMODATION

A pvc double glazed entrance door with a matching side screen leads into the property’s entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a double panelled central heating radiator, LVT style flooring.

GROUND FLOOR WC

This is fitted with a low flush W/C and a wash hand basin set onto a vanity unit, contemporary style towel rail/radiator and a pvc double glazed window.

LOUNGE & DINING ROOM

20'0" x 11'9" (6.10m x 3.53m)
This is a particularly good sized open plan living space, it has a pvc double glazed window to the front and PVC double glazed sliding patio doors which give access into the rear garden. There is a contemporary style electric fireplace, central heating radiator, laminate flooring, coving and two central ceiling lights.

NEWLY FITTED KITCHEN

13'8" x 12'3" (4.17m x 3.73m)
This has been all upgraded and fitted with a range of modern high and low level units finished in a deep grey colour with a contrasting work surface. There is a single drainer one and half bowl enamel sink unit with mixer tap, a deep recess suitable for a range style cooker, a matching stainless steel splashback and extractor hood, plus an integrated dishwasher and washing machine. There is inset spot lighting to the ceiling, coving, two pvc double glazed windows and a pvc double glazed exterior type door. All finished with modern laminate flooring and contemporary style tall radiator.

FIRST FLOOR LANDING

Pvc double glazed window to the side, a built-in cupboard which houses a wall mounted gas fired combination type boiler which supplies the domestic water and central heating systems. There is an access point into the loft space and doors to bedrooms and bathroom.

MAIN BEDROOM

13'6" x 11'4" (4.11m x 3.45m)
A large double bedroom as evidenced by the room measurements, there is a pvc double glazed window with an outlook to the rear, a central heating radiator, coving and a ceiling light.

BEDROOM 2

13'6" x 8'3" (4.11m x 2.51m)
This has a pvc double glazed window to the front, a central heating radiator, central ceiling light and coving to the ceiling.

BEDROOM 3

10'8" x 8'6" (3.25m x 2.59m)
A comfortable sized third double bedroom. It has a pvc double glazed window to the rear, central heating radiator, coving and a ceiling light.

HOUSE BATHROOM

This is fitted with a white suite that comprises of a shower style bath with glazed shower screen, mains plumbed thermostatic shower with a rainfall style shower head, pedestal wash hand basin, low flush wc. There is tiling to the walls and a waterproof panelling to the bathing areas, a pvc double glazed window, tiled flooring covering, contemporary style towel rail/radiator and inset spotlighting to the ceiling.

OUTSIDE

The property is situated on a corner plot, it has gardens to the front, side and rear. It is mainly lawned, there is concrete post and timber fencing to the perimeters.

REAR GARDEN

There is a dropped kerb which gives access onto a long driveway which provides off road parking.

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 system via a combination type boiler. 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 50 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.

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