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Hill Top Crescent, Wheatley Hills, Doncaster, DN2 5SX  
Offers Around £210,000

**EXTENDED 3 BEDROOM SEMI DETACHED HOUSE / LARGE REAR GARDEN / OFF ROAD PARKING & GARAGE / EXTENDED GROUND FLOOR / LOVELY CUL DE SAC POSITION / VIEWING ESSENTIAL //**

This extended 3 bedroom semi detached house has a large rear garden and is perfect for a family or keen gardener. The extension is to the ground floor and creates a larger living room and a utility/ ground floor wc. It has a gas radiator central heating system, pvc double glazing and comprises: Entrance hall, lounge, extended living/ dining room, fitted kitchen, utility & GFWC plus a side lobby. On the first floor there are 3 bedrooms and a bathroom. Outside there is off road parking to the front, a garage to the side and a large rear garden. All well placed in this very desirable residential area with good access to amenities and therefore early viewing is recommended.

**ACCOMMDATION**

A brick portico gives shelter to a pvc double glazed entrance door with matching side screens.

**ENTRANCE HALL**

**13'7" x 6'0" (4.14m x 1.83m)**

This is all smartly finished, it has a traditional staircase with LED feature lighting, coving, a ceiling light, panelling to half wall height and a modern laminate floor covering.

**LOUNGE**

**14'2" x 11'7" (4.32m x 3.53m)**

An attractive reception room, it has a deep pvc double glazed bay window to the front, a feature fireplace with a living flame gas fire inset, coving to the ceiling, a central ceiling light and a double panel central heating radiator. There are double doors which lead into a separate extended living/ dining room.

**EXTENDED LIVING/ DINING ROOM**

**18'8" x 10'6" (5.69m x 3.20m)**

This is a particularly good size, it has been extended over the years. It has two pvc double glazed double opening doors which lead out into the property's rear garden. There is a continuation of the laminate flooring, coving, 2 ceiling lights, a double panel central heating radiator. This room can be accessed also independently from the entrance hall.

**KITCHEN**

**10'9" x 8'7" (3.28m x 2.62m )**

This is fitted with a range of high and low level units finished with an oak fronted cabinet door, a contrasting work surface with a composite style sink with mixer tap. There is a recess suitable for a gas cooker, plumbing and space for a dishwasher, a pvc double glazed window to the side, vinyl flooring and tiling.

**UTILITY/ WC**

**7'3" x 5'9" (2.21m x 1.75m)**

This is a useful space. It has plumbing for an automatic washing machine, room for a tumble dryer over the top. There is a central heating radiator, a floor standing gas fired boiler which supplies the domestic hot water and central heating systems. There is also a fitted low flush wc, and wash basin inset to the bathroom furniture, a ceiling light and a continuation of the vinyl flooring.

**SIDE LOBBY**

**6'4" x 3'7" (1.93m x 1.09m)**

This has a pvc double glazed exterior door, a ceiling light and vinyl floor covering.

**FIRST FLOOR LANDING**

This has a central ceiling light, coving to the ceiling, panelling to half wall height, built-in cupboard over the top of the stair bulkhead and doors to bedrooms and bathroom.

**BEDROOM 1 FRONT**

**12'8" x 11'8" (3.86m x 3.56m)**

A large double bedroom, it has a pvc double glazed window to the front, a range of fitted wardrobes and bedroom furniture, a ceiling light and coving.

**BEDROOM 2 REAR**

**12'2" x 11'8" (3.71m x 3.56m)**

A good size second double bedroom, it has a pvc double glazed window to the rear, a central heating radiator, coving and ceiling light.

**BEDROOM 3**

**7'8" x 6'0" (2.34m x 1.83m)**

It single sized bedroom, it has a pvc double glazed window to the front, a central heating radiator, access point into the loft space and a ceiling light.

**HOUSE BATHROOM**

This is fitted with a suite that comprises of a panelled bath with a mixer shower over and separate electric shower, pedestal wash hand basin and a low flush wc. There is vinyl flooring, double panel central heating radiator, pvc double glazed window and a ceiling light.

**OUTSIDE**

The property stands on a good sized plot, it actually opens and gets wider towards the rear creating a large garden. The front has been block paved to provide car parking for two cars side by side. There is an access down the side of the property which leads into the garage and rear garden.

**GARAGE**

There is a side drive which continues to a sectional garage which has a metal up and over door, personnel side door and a timber casement window, perfect for storage of bicycles, motorbikes etc.

**REAR GARDEN**

This is a good size, as it gets wider to the rear, great for families. It has fencing to the perimeters, it is principally lawned, with a paved patio and sitting area, external lighting and external water.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various 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.

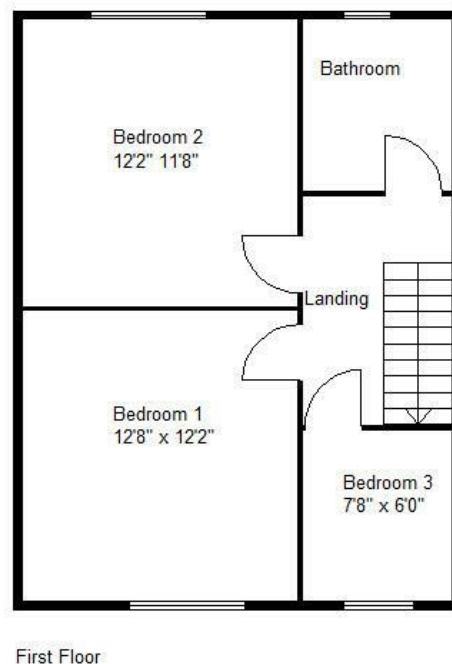
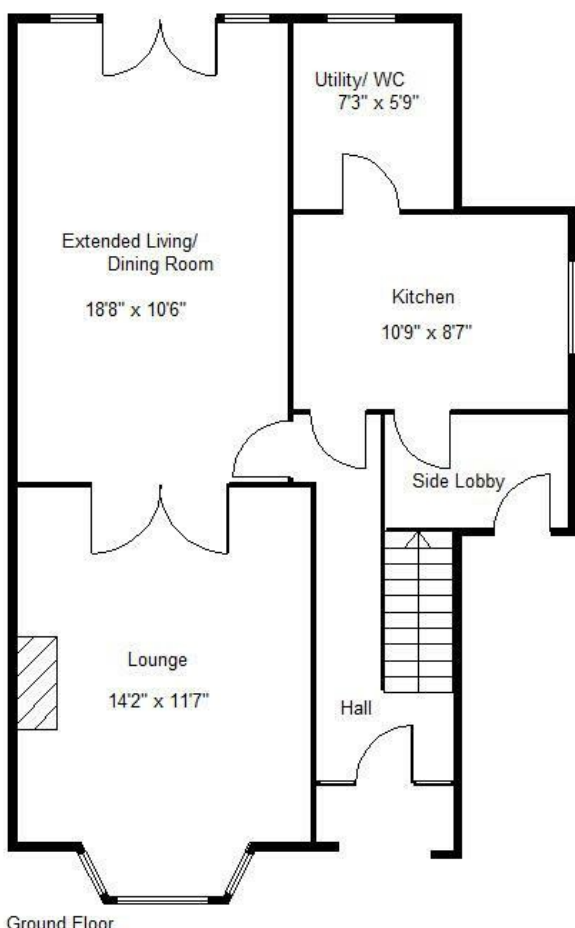
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive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