



horton knights of doncaster

sales
lettings
and service



St. Marys Road, Doncaster, DN1 2NP
Guide Price £245,000 - £260,000

SUBSTANTIAL 3 BEDROOM, 3 STOREY PERIOD TERRACED HOUSE / CITY CENTRE CONSERVATION AREA / OFF ROAD PARKING & GARAGE TO REAR / INTERNALLY INSULATED SOLID WALLS / WELL PRESENTED THROUGHOUT / NO CHAIN / EARLY VIEWING HIGHLY RECOMMENDED //

Located in this pretty conservation area, close to the city centre, a substantial 3 bedroom 3 storey period terraced house with an additional basement level. The property offers spacious well proportioned rooms, including recently installed internal solid wall insulation. It has a gas central heating system via a combination type boiler, pvc double glazing and briefly comprises: A long entrance hall, 2 large reception rooms, a fitted kitchen with integrated cooking appliances and a ground floor shower room/wc. On the first floor there are 2 large double bedrooms, the main one is the full width of the property, a laundry and a first floor bathroom, whilst on the top floor there is a large open plan studio bedroom. Outside the front offers ample off road parking, a detached garage to the rear and a good sized enclosed rear garden. Lovely central position close to the city centre including all its amenities, shops, schools and the hospital. VIEWING RECOMMENDED.

ACCOMMODATION

A pvc double glazed entrance door with a decorative fan light over leads into the properties long entrance hall.

LONG ENTRANCE HALL

This is typical of a period style house with a tall ceiling, ornate cornicing, dado rail, central heating radiator, modern laminate floor covering and a central ceiling pendant light.

LIVING / DINING ROOM

15'0" max x 11'2" (4.57m max x 3.40m)
A front facing reception room it has a pvc double glazed bay window to the front, a double panel central heating radiator, ornate cornicing to the ceiling, laminate floor covering and a central ceiling pendant light. There is a second door giving access into a lounge.

LOUNGE

13'0" x 12'0" (3.96m x 3.66m)
There is a pvc double glazed window with an outlook over the rear garden, there is a laminate floor covering, double panel central heating radiator, coving, ceiling pendant light and a part glazed door leads into the kitchen.

FITTED KITCHEN

11'10" x 8'0" max (3.61m x 2.44m max)
This is fitted with a range of modern high and low level units finished with a white high gloss cabinet door, there is a twin circular drainer and bowl set with a mixer tap, a four ring ceramic hob with an extractor hood above, stainless steel splashback, integrated

double oven and an integrated fridge. There is a tall contemporary style radiator, pvc double glazed window, a door giving access down to the cellars and this opens and continues through into a rear lobby area where there is space for tumble dryers, fridges etc. and a tall larder style storage cupboard. A pvc double glazed exterior door and a second door giving access into a ground floor shower room.

SHOWER ROOM

This is fitted with a corner shower enclosure, wash hand basin and a low flush wc. There is a chrome towel rail/radiator, pvc double glazed window, tiling to the shower and floors, coving and a ceiling light.

FIRST FLOOR LANDING

There is a spindled banister rail, a tall contemporary style radiator and a further single panel central heating radiator, laminate flooring, coving and a ceiling pendant light. A door gives access to a second staircase to the upper floor.

BEDROOM 1 FRONT

15'2" x 12'0" (4.62m x 3.66m)
This is a huge double bedroom which extends the full width of the house, it has two pvc double glazed windows to the front, a double panel central heating radiator, coving, inset spotlighting to the ceiling and laminate flooring.

BEDROOM 2

13'2" x 9'7" (4.01m x 2.92m)
Again, this is a good sized double bedroom, it has a pvc double glazed window to the rear, coving, inset spotlighting and a double panel central heating radiator.

FIRST FLOOR LAUNDRY

10'2" max x 8'0" max (3.10m max x 2.44m max)
It's like a second kitchen, it is fitted with a range of high and low level units, there is a single drainer 1½ bowl stainless steel sink unit, contemporary style tall radiator, laminate flooring, pvc double glazed window, coving, concealed behind one of the corner cabinets is a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems, laminate flooring and an extractor fan.

INNER LOBBY AREA

This has a pvc double glazed exterior door which leads onto onto a substantial metal framed fire escape with a further doorway giving access into a first floor bathroom.

HOUSE BATHROOM

This is fitted with a four piece white suite that comprises of a panelled bath, wash basin inset to vanity unit, low flush wc and a separate shower enclosure with a mains plumbed thermostatic shower including a rainfall shower head, a double glazed window, laminate floor covering and a ceiling light.

STUDIO BEDROOM 4

21'9" x 15'11" (6.63m x 4.85m)
This is a large open plan space with a vaulted style ceiling, it has a pvc double glazed window to the front, a further double glazed velux window to the rear, 2 double panel central heating radiators, laminate flooring, in-built cupboards and a central ceiling pendant light.

BASEMENT/ WORKSHOP

From the kitchen a door leads down to a double cellar to the front, this has power and light laid on, central heating radiator with main fuse board etc.

OUTSIDE

The front is finished with decorative stone and provides off road parking for several cars.

REAR GARDEN

The rear garden is a good size, it is part paved and lawned with brick walling and fencing to the perimeters. To the far end there is a detached brick

garage with an up and over door, there is vehicular access of a wide rear service lane.

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 via a combination type boiler. Age of boiler TBC.

COUNCIL TAX - Band TBC.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 1000 mbps.

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.



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	

