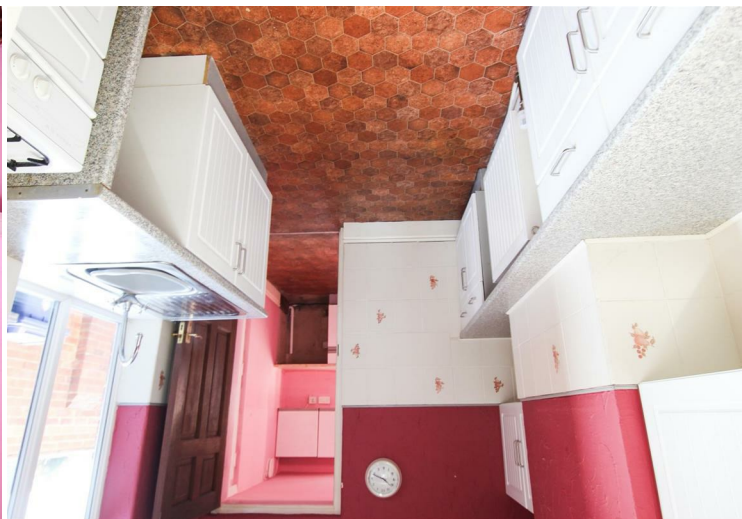
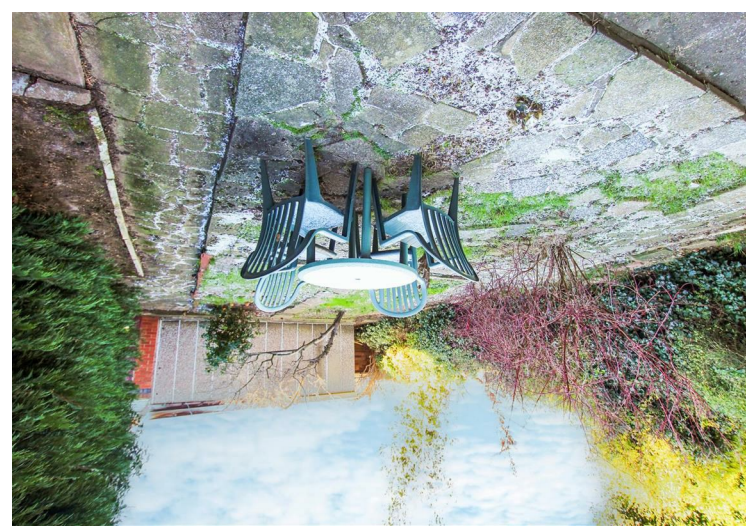




horton knights of doncaster

sales  
lettings  
and service



St. Annes Road, Belle Vue, Doncaster, DN4 5DZ  
Guide Price £165,000 - £175,000

\*\*\*GUIDE PRICE £165,000 - £175,000\*\*\*

A GOOD SIZED TRADITIONAL STYLED 3 BEDROOM SEMI / POPULAR RESIDENTIAL LOCATION CLOSE TO CITY CENTRE / SPACIOUS LIVING ACCOMMODATION / GCH VIA NEW COMBI BOILER / NEW PVC DOUBLE GLAZING / DETACHED GARAGE TO REAR / EARLY VIEWING RECOMMENDED //

Located on this popular roadway, a traditional styled, bay front 3 bedroom semi-detached house. It has new pvc double glazing, gas central heating via a combination type boiler and briefly comprises: Entrance Portico with door into a larger entrance hall, 2 separate reception rooms, kitchen and an extended utility room. First floor landing; 3 good sized bedrooms and a bathroom with a shower. Outside are front and rear gardens, the rear has vehicle access to a detached sectional garage. The property is well placed with access to local amenities including shops, schools etc. and within walking distance of the City Centre. PRICED TO SELL. VIEWING ESSENTIAL.

ACCOMMODATION

A pvc double glazed entrance door with decorative glazed inset, a matching fan light and side screens leads into an entrance portico.

ENTRANCE PORTICO

This is finished with a tiled floor, exposed brickwork and timber casement door which leads through into the entrance hall.

ENTRANCE HALL

**12'7" x 5'8" max (3.84m x 1.73m max)**  
This has a staircase leading to the first floor accommodation with a built-in understairs storage cupboard, a pvc double glazed window to the side and shelving. Within the hallway there is a central heating radiator, laminate flooring, coving, ceiling light.

LOUNGE

**12'10" max x 11'10" (3.91m max x 3.61m )**  
This has a broad pvc double glazed bay window to the front, a feature fireplace with gas fire inset, continuation of the laminate flooring, central heating radiator, coving and a central ceiling light.

DINING ROOM

**13'6" x 9'9" (4.11m x 2.97m)**  
A separate room, it has a pvc double glazed window with an outlook into the rear garden, double panelled central heating radiator, laminate flooring, coving and a ceiling light.

KITCHEN

**9'8" x 7'7" (2.95m x 2.31m)**  
This is fitted with a range of high and low level units finished with a white cabinet door, there is a contrasting work surface with a tiled splashback, a single drainer stainless steel sink unit with a mixer tap. There is a recess for a gas cooker, central heating radiator, pvc double glazed window to the side and a timber casement door which continues and leads into an extended utility room.

EXTENDED UTILITY ROOM

**8'2" x 8'0" (2.49m x 2.44m)**  
This has a pvc double glazed window with an outlook into the rear garden, fitted kitchen cabinets, central heating radiator, vinyl flooring, extractor fan, ceiling light and a pvc double glazed exterior door.

FIRST FLOOR LANDING

This has a pvc double glazed window to the side, a central ceiling light, access into the loft space and a positive ventilation system. There is a tall built-in cupboard which houses a new gas fired combination type boiler which supplies the domestic hot water and central heating systems.

BEDROOM 1

**13'6" x 9'9" (4.11m x 2.97m)**  
A large double bedroom, it has a pvc double glazed window with an outlook to the rear, central heating radiator, picture rail and a ceiling light.

BEDROOM 2

**13'2" max x 9'9" max (4.01m max x 2.97m max)**  
A second double bedroom with a feature pvc double glazed bay window to the front, central heating radiator, built-in cupboards set to the chimney recess and shelving, coving and a ceiling light.

BEDROOM 3

**7'9" x 7'8" (2.36m x 2.34m)**  
A comfortable sized third bedroom as evidence by the room measurements. There is a pvc double glazed window to the front, central heating radiator and a central ceiling light.

HOUSE BATHROOM

This is a fitted with a 3 piece suite that comprises of a panelled bath with shower over including a glazed shower screen, pedestal wash hand basin and a low flush wc. There is a central heating radiator, vinyl flooring, pvc double glazed window and a ceiling light.

OUTSIDE

The property stands on an attractive plot, to the front there is a pretty garden with flowerbeds stocked with a variety of shrubs and plants, an ornate wall with a pedestrian gate gives to the front with a pathway continuing along the side of the property leading into the rear garden.

REAR GARDEN

The rear garden itself has access off of a wide rear lane which includes vehicle access to a detached sectional garage. The garden is hard landscaped designed for easier and lower maintenance, there

are paved patio and sitting areas, ornamental shrubs, plants and trees.

AGENTS NOTES:  
TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, were stated.

HEATING - Gas radiator central heating. Age of boiler 2025.

COUNCIL TAX - Band A

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.

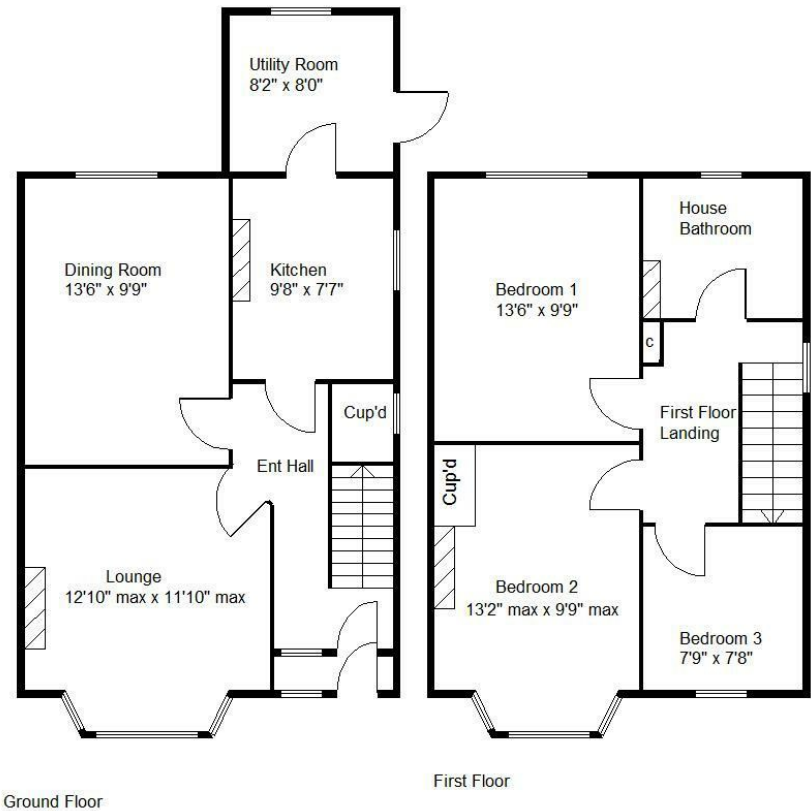
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prospective buyers are kindly asked to take specific advice from their professional advisors.

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) 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 |           |