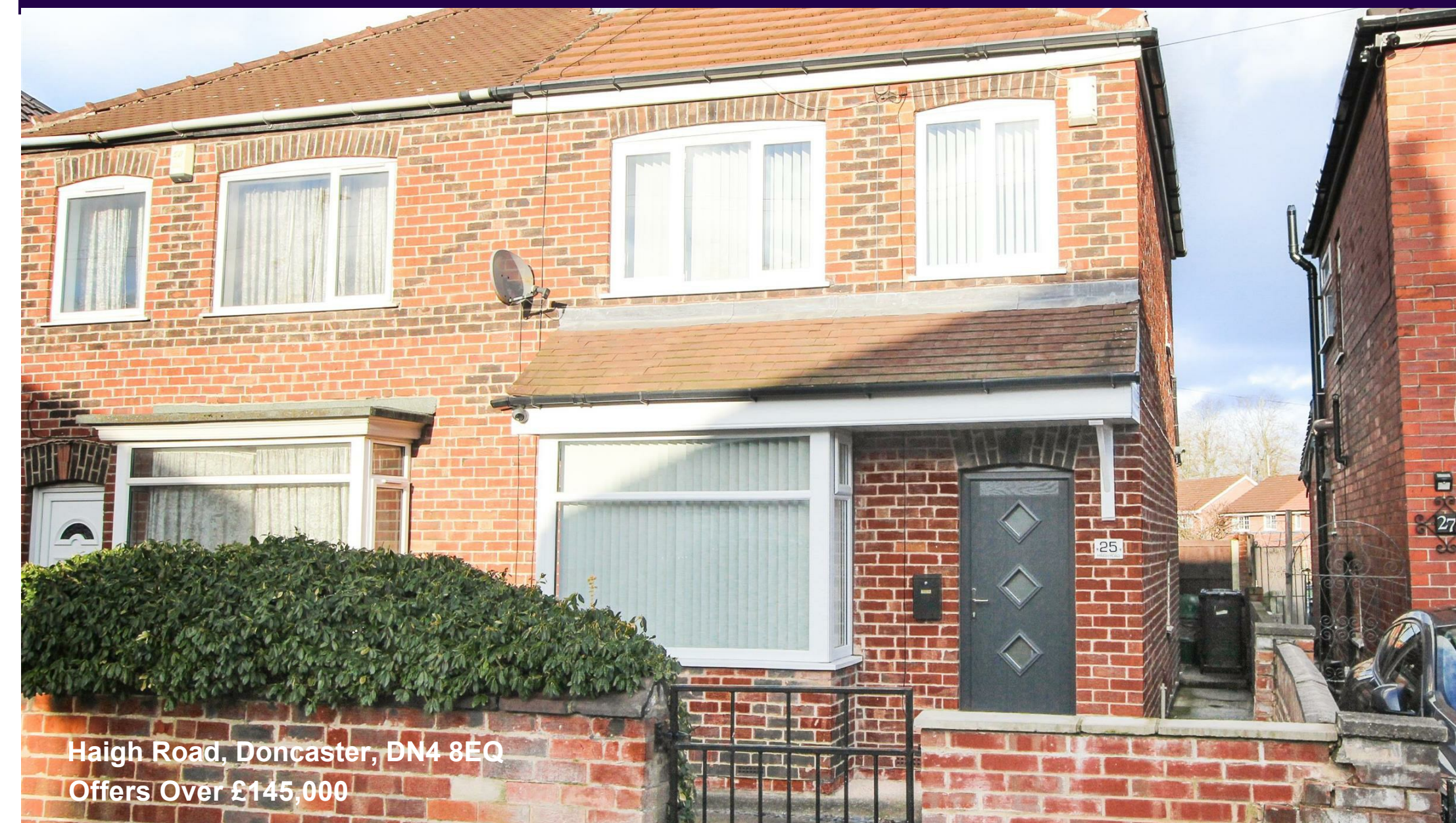


horton knights of doncaster

sales
lettings
and service



Haigh Road, Doncaster, DN4 8EQ
Offers Over £145,000

PRESENTED TO A HIGH STANDARD THROUGHOUT / 3 BEDROOM SEMI DETACHED HOUSE / GAS CENTRAL HEATING / DOUBLE GLAZING / GATED OFF ROAD PARKING TO THE REAR / MODERN FITTED DINING KITCHEN / CONTEMPORARY STYLED SHOWER ROOM / EARLY VIEWING ESSENTIAL //

Priced to sell this immaculate 3 bedroom semi detached house is ready to move into. It has gas central heating via a modern combination type boiler, pvc double glazing and briefly comprises: Entrance hall with stairs off, attractive lounge with a deep bay window, modern open plan dining kitchen. first floor landing, 3 bedrooms and a modern contemporary styled shower room. Outside are attractive gardens, the rear offers gated off road parking. Popular location just off Balby Road close to the city Centre with access to local amenities. Early Viewing Recommended.

ACCOMMODATION

A new composite style double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation, double panel central heating radiator, ceiling light and a traditional white panelled door leads into the lounge.

LOUNGE

11'7" x 11'2" (3.53m x 3.40m)

This is an attractive front facing reception room, it has a deep pvc double glazed bay window to the front, double panel central heating radiator, feature fireplace incorporating living flame gas fire, coving, picture rail, central ceiling light and door into the dining kitchen.

DINING KITCHEN

15'8" max x 9'4" max (4.78m max x 2.84m max)

The kitchen is fitted with a range of modern high and low level units finished with a Shaker style cream coloured cabinet door, a contrasting work surface with matching upstand. A deep recess suitable for gas cooker with gas laid on, single drainer stainless steel sink unit, plumbing for an automatic washing machine. There is a wall mounted gas fired combination type boiler which supplies domestic hot water and central heating systems. There are two pvc double glazed windows, composite style double glazed rear door, double panel central heating radiator, laminate flooring, two central ceiling lights and a deep built-in understairs storage cupboard which has a pvc double glazed window with light laid on.

FIRST FLOOR LANDING

This has a pvc double glazed window to the side, an access point into the boarded loft space via a attractable ladder with light laid on, offering good additional storage space.

BEDROOM 1 FRONT

11'3" x 9'7" (3.43m x 2.92m)

This is a large double bedroom which has a pvc double glazed window to the front, a central heating radiator, laminate flooring and a central ceiling light.

BEDROOM 2 REAR

9'10" x 9'2" (3.00m x 2.79m)

A good size second double bedroom, it has a pvc double glazed window to the rear, ceiling light, picture rail and laminate flooring.

BEDROOM 3

8'4" max x 5'10" (2.54m max x 1.78m)

This has a pvc double glazed window to the front, central heating radiator, laminate flooring and ceiling light.

SHOWER ROOM

The shower room has been reconfigured to a create a beautiful contemporary style wet room which has a mains plumbed thermostatic shower with rainfall shower head, tiling and matching wet walling, pvc double glazed window, extractor fan, ceiling light and a contemporary style towel rail/radiator.

OUTSIDE

To the front of the property there is an enclosed garden, this has brick walling to the perimeters, there is a pedestrian gate giving access to the front door.

REAR GARDEN

To the rear there is gated off road parking all enclosed with fencing to the perimeters. There is a feature paved patio sitting areas, ornamental lawn and several ornamental trees. There is useful shed and storage boxes (not included in the sale) along with a gated side access which returns back to the front.

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 1800 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.

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.

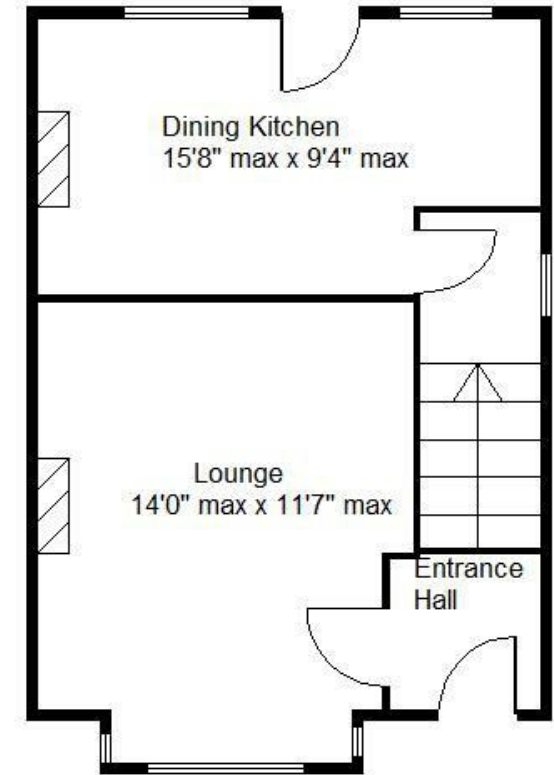
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Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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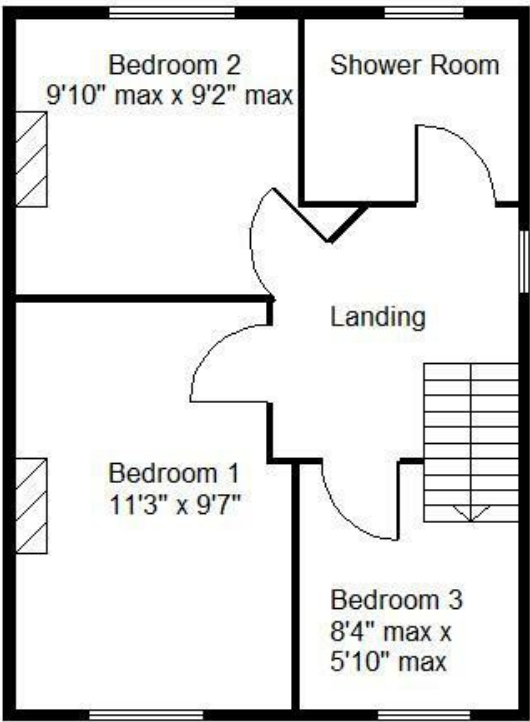
FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



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



Ground Floor



First Floor