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Lower Malton Road, Scawsby, Doncaster, DN5 8SF  
Guide Price £150,000 - £160,000

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**3 BEDROOM SEMI DETACHED HOUSE / FANTASTIC CUL-DE-SAC POSITION / GOOD SIZED S. W. FACING REAR GARDEN / HUGE SCOPE AND POTENTIAL/ PRICED TO ALLOW FOR UPGRADING / NO CHAIN / EARLY VIEWING ESSENTIAL //**

It's a typical traditional styled, bay fronted 3 bedroom semi detached house. It does require some upgrading, so offers a huge amount of scope for any buyer looking to create their own dream home. It has a gas radiator central heating system, pvc double glazing and briefly comprises: Entrance hall with stairs off, front facing lounge, dining room and a kitchen. On the first floor there are 3 bedrooms, 2 doubles and a small single, plus a bathroom. Outside are good sized gardens, the rear is a good size and enjoys a much favoured South Westerly aspect. Very popular area with good access to local amenities, shops, schools and motorway access via the A1.

**ACCOMMODATION**

A pvc double glazed entrance door leads into the property's entrance hall.

**ENTRANCE HALL**

This has a double panelled central heating radiator, staircase to the first floor, coving and ceiling light. A glazed door from here leads into the lounge.

**LOUNGE**

**13'10" max x 12'2" max (4.22m max x 3.71m max)**  
It has a bay window to the front, feature fireplace with living flame gas fire inset (not tested), central ceiling light, wall lights and a matching glazed door that leads through into a separate dining room.

**DINING ROOM**

**11'6" max x 9'3" max (3.51m max x 2.82m max)**  
This has a pvc double glazed window with outlook to the rear, double panelled central heating radiator, gas fire, central ceiling light and a broad opening that leads into the kitchen.

**KITCHEN**

**11'6" x 5'5" (3.51m x 1.65m)**  
This has a range of high and low level units with oak style cabinet doors, a four ring gas hob with extractor hood above, integrated oven and a composite style sink. It has a tiled floor covering, a pvc double glazed window and pvc double glazed exterior door.

**FIRST FLOOR LANDING**

This has a pvc double glazed window to the side, a ceiling light and doors to the bedrooms and bathroom.

**BEDROOM 1**

**14'1" max x 9'7" max (4.29m max x 2.92m max)**  
A double bedroom having a broad pvc double glazed bay window to the front, ceiling light, central heating radiator and coving.

**BEDROOM 2**

**11'6" max x 9'4" max (3.51m max x 2.84m max)**  
A second double bedroom, it has a pvc double glazed window to the rear, central heating radiator, coving and ceiling light.

**BEDROOM 3**

**8'8" max x 5'5" max (2.64m max x 1.65m max)**  
This has a pvc double glazed window to the front, coving and ceiling light.

**BATHROOM**

This is fitted with a coloured suite comprising of panelled bath with a shower over, wash basin and low flush wc. A pvc double glazed window, a wall mounted gas fired combination type boiler which supplies the domestic water and central heating systems.

**OUTSIDE**

To the front of the property there is an enclosed garden area which is lawned with double opening gates and further pedestrian side gate. The garden continues along the side of the property and gives access into a good sized rear garden.

**S. W. FACING REAR GARDEN**

It's a good size and enjoys a lovely South Westerly aspect. It is mainly lawned with a paved patio and sitting area and a timber shed.

**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. Age of boiler. TBC

COUNCIL TAX - Band .A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 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.

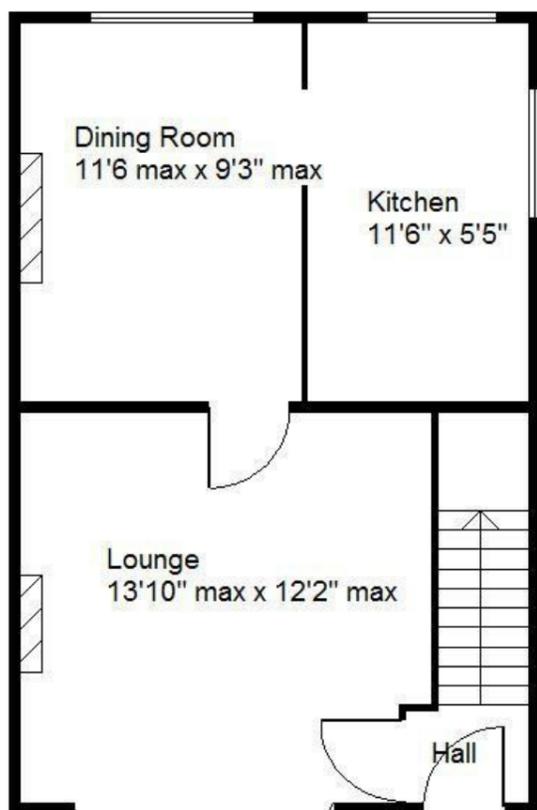
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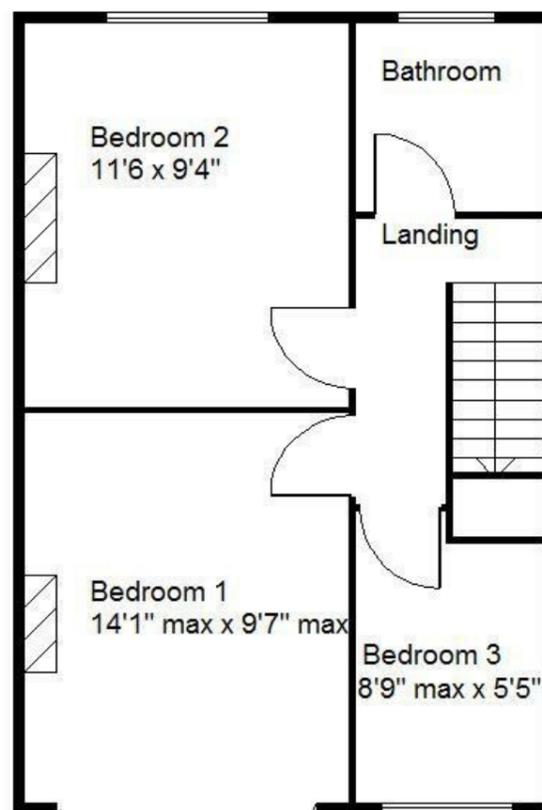
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**OPENING HOURS -** Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday

**FREE VALUATIONS -** If you need to sell a house then please take advantage of



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>56</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	