

# horton knights

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Aintree Avenue, Cantley, Doncaster, DN4 6HS  
Guide Price £185,000 - £195,000

**GOOD SIZE 3 BEDROOM BAY FRONTED SEMI-DETACHED PROPERTY / MODERN FITTED KITCHEN WITH APPLIANCES / UTILITY ROOM & GROUND FLOOR WC / 3 GOOD SIZED BEDROOMS / GARDEN OFFICE BUILDING / ENCLOSED REAR GARDEN & GATED PARKING / CLOSE TO AMENITIES / EARLY VIEWING RECOMMENDED**

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The house offers spacious and well presented family living in this well regarded area with good access to local schools including McCauleys. It has a gch system via a combination type boiler, Oak coloured PVC double glazing and comprises: Enclosed entrance porch, hallway, lounge with a feature bay window, dining room with double doors onto the rear garden, modern well fitted kitchen with integrated cooking appliances, rear lobby, utility & WC plus an integral store. First floor landing, 3 bedrooms and a lovely white modern bathroom which includes a shower. Outside there are attractive corner gardens which open out to the rear with gated vehicular access to a large block paved driveway. Access to local shops and amenities, including Lakeside leisure and shopping and Doncaster. Early viewing is highly recommended.

**ACCOMMODATION**

Double opening pvc double glazed doors (medium oak coloured on the outside and white on the inside) lead into the property's entrance porch.

**ENTRANCE PORCH**

This is finished with a real wood flooring and a pvc double glazed door which leads into the entrance hall.

**ENTRANCE HALL**

This has a staircase leading to the first floor accommodation, a built-in understairs storage cupboard with light laid on, a double panel central heating radiator, real wood flooring, and a doorway into the lounge.

**LOUNGE**

**12'1" x 11'10" (3.68m x 3.61m)**

Again, a good-sized room with a deep pvc double glazed bay window to the front, a double panel central heating radiator, coving to the ceiling and a central ceiling light.

**LIVING/DINING ROOM**

**13'4" max x 9'4" (4.06m max x 2.84m)**

This is a good-sized reception room. It has a broad pvc double glazed sliding patio doors which lead out onto the rear garden, contemporary tall radiator, timber effect vinyl floor covering and inset spot lighting to the ceiling.

**FITTED KITCHEN**

**9'4" x 9'3" (2.84m x 2.82m)**

This is fitted with a range of modern high and low level units finished with a high gloss cabinet door with contemporary style handles, including carousel corner unit, a solid wood beech work surface with matching splashbacks and a Franke ceramic/stainless sink unit with a mixer tap over. Integrated five ring gas and glass hob including a Wok burner with contemporary style extractor hood, integrated oven, room for a tall fridge freezer, tall contemporary style radiator, real wood flooring and a door to the pantry with shelving and light laid on. An exterior type door gives access into the rear lobby.

**REAR LOBBY**

This has a central heating radiator, tiled floor covering, a pvc double glazed exterior door and side screen which gives access into the rear garden, a central heating radiator, ceiling light, doors to a ground floor wc and utility room. To the far end there is a large store.

**STORE**

Has a pvc double glazed window, central heating radiator, ceiling light. It also houses a gas fired combination type boiler which supplies the domestic water and central heating systems.

**WC/ UTILITY ROOM**

This has a low flush wc, wash basin set on to a vanity top, plumbing for an automatic washing machine and room for a tumble dryer. There is a pvc double glazed window, ceiling light and a tiled floor covering.

**FIRST FLOOR LANDING**

There is a pvc double glazed window to the side, an access point into the loft space and doors to the bedrooms and bathroom.

**BEDROOM 1**

**11'10" x 10'0" (3.61m x 3.05m)**

A large double bedroom having a broad pvc double glazed window to the front, a range of fitted wardrobes with sliding doors spanning the length of one wall concealing hanging rail and storage, a further built-in cupboard, central ceiling light and a central heating radiator.

**BEDROOM 2**

**12'6" x 12'2" (3.81m x 3.71m)**

Again, a good sized double room, it has a pvc double glazed window with an outlook over the properties rear garden, central heating radiator, a central ceiling light and built-in cupboard.

**BEDROOM 3**

**9'6" max x 7'6" max (2.90m max x 2.29m max)**

This is a large third bedroom as evidenced by the room measurements. There is a pvc double glazed window to the rear, central heating radiator, range of fitted wardrobes spanning the length of one wall concealing hanging rail and storage, further storage cupboard and a central ceiling light.

**BATHROOM**

This is fitted with a white suite that comprises of a panelled bath, a pedestal wash hand basin and a low flush wc. There is tiling to the bathing areas and splashbacks, mixer shower on the bath including a rainfall style shower head, pvc double glazed window, contemporary style radiator and a ceiling light.

**OUTSIDE**

The property stands on an attractive corner position, the front is approached by a pedestrian gate on to a blocked paved pathway with lawn either side with hedging and fencing. This continues along the side of the property with a separate gated access which gives access into the rear garden.

**REAR GARDEN**

The rear garden is enclosed with hedging and fencing to the perimeters, there is a lawn and further sitting areas with decorative stones. The rear garden can also be accessed off Irwell Gardens which leads into a car parking area where there is a separate electric gate giving access to a large car standing area, therefore making it perfect for anyone with motorhomes, caravans and/or similar.

**TIMBER FRAMED HOME OFFICE**

**11'5" x 9'6" (3.48m x 2.90m)**

A timber framed building, insulated and lined with power and light laid on currently being used as a workshop/office.

**AGENTS NOTES:**

TENURE - Freehold

SERVICES - All mains services are connected.

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

HEATING - The property has a gas radiator central heating system central heating system fitted via a combination type boiler. Age of boiler 3/12/2021.

**COUNCIL TAX - Band A**

**BROADBAND** - Ultrafast broadband is available with download speeds of up to 1600 mbps and upload speeds of up to 115 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.

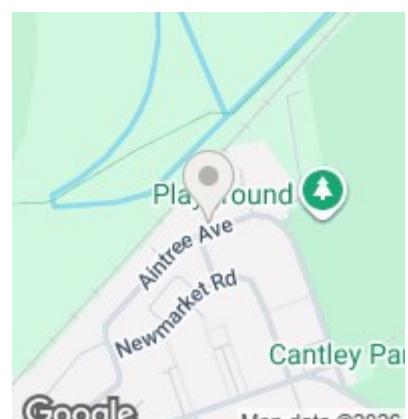
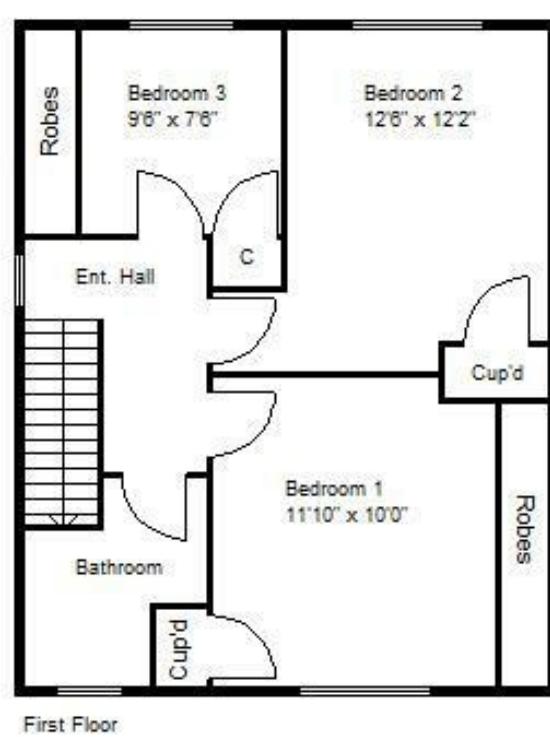
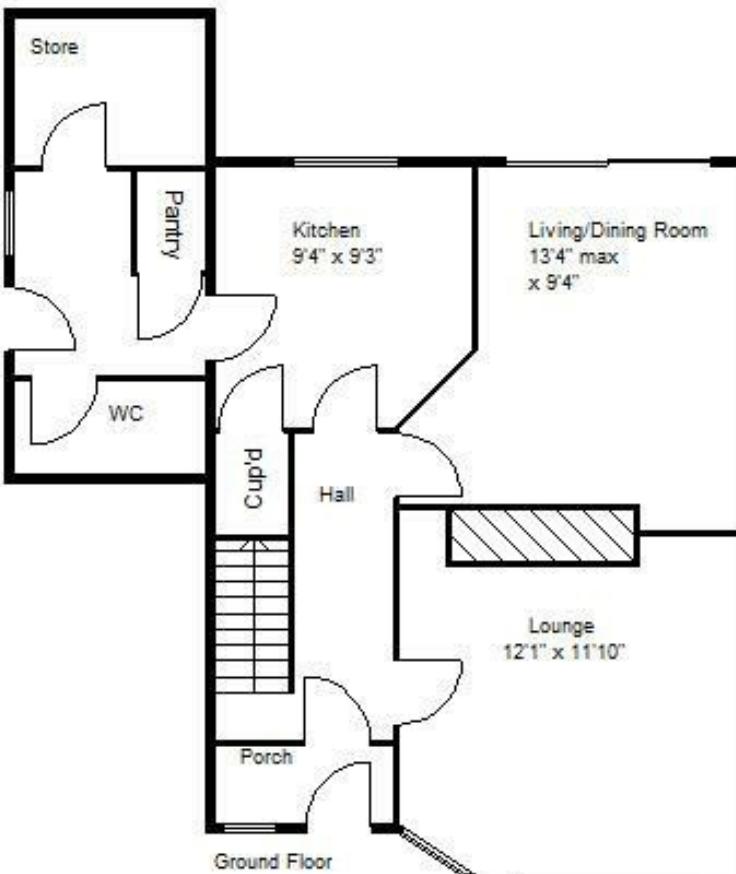
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Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	