

# horton knights

of doncaster

sales  
lettings  
and service



Hampton Road, Town Moor, Doncaster, DN2 5DG  
Offers In The Region Of £165,000

An internal inspection is recommended to fully appreciate the size, space and style of this deceptive 3 bedroom period town house. It has a gas radiator central heating system via a combination type of boiler, pvc double glazing and briefly comprises: Large period hall with stairs to first floor, spacious lounge, separate dining area, large kitchen, rear lobby and a ground floor shower room. On the first floor there are 3 good sized bedrooms and a house bathroom. Outside are front and rear gardens, the front offers off road parking whilst to the rear there is a well stocked garden, plus access to a detached garage. The property is well placed with access to local amenities including the City Centre and all its many and varied amenities, the hospital and Town Fields. NO CHAIN. EARLY VIEWING ESSENTIAL.

#### ACCOMMODATION

A canopy gives shelter to a pvc double glazed entrance door with matching side screens and leads into the properties entrance hall.

#### ENTRANCE HALL

The entrance hall has a traditional feel, it has Lincrusta panelling to the walls, a delft rail, a staircase to the first floor accommodation with a deep built-in understairs storage cupboard, central heating radiator, LVT style flooring and doors leading off to;

#### LOUNGE

15'8" x 13'0" max (4.78m x 3.96m max)

An attractive front facing reception room which has a broad pvc double glazed bay window to the front, feature fireplace with an electric fire inset, central heating radiator, ornate cornicing, central ceiling light and a broad opening into the dining area.

#### DINING AREA

13'0" x 10'8" (3.96m x 3.25m)

This has a pvc double glazed window with an outlook into the rear garden, central heating radiator, central ceiling light. A second door gives access back to the entrance hall.

#### KITCHEN

11'3" x 9'10" (3.43m x 3.00m)

This is fitted with a range of high and low level units finished with a cream coloured high gloss cabinet door with a contrasting roll edge work surface. There is a composite style sink with a contemporary mixer tap, a deep recess suitable for a gas cooker, plumbing for an automatic washing machine, continuation of the LVT flooring, ceiling light, pvc double glazed window, central heating radiator and door to rear lobby.

HEATING - Gas radiator central heating system via a combination type boiler. Age of boiler TBC.

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to xxxx mbps and upload speeds of up to xxxx 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

#### REAR LOBBY

4'8" x 3'0" (1.42m x 0.91m)

This has a pvc double glazed exterior door giving access into the rear garden and a further door giving access to a ground floor wet room.

#### GROUND FLOOR WET ROOM

8'6" x 4'4" (2.59m x 1.32m)

This is all smartly finished with a modern tile along with a glass frameless shower screen with an independent electric shower, pvc double glazed window, wash hand basin inset to vanity unit and a low flush wc. There are two wall lights and an extractor fan and a wall heater.

#### FIRST FLOOR LANDING

From here there is a continuation of the lincrusta panelling to the walls, picture rail, ceiling light and doors to bedrooms and bathroom.

#### BEDROOM 1

13'8" x 13'6" max (4.17m x 4.11m max)

This has a broad pvc double glazed bay window to the front, central heating radiator, ceiling light and built-in cupboards set to the chimney recess.

#### BEDROOM 2

13'1" x 12'9" (3.99m x 3.89m)

Again, a good sized second double bedroom, it has a pvc double glazed window with an outlook over the rear garden, a central heating radiator and a ceiling light.

#### BEDROOM 3

8'6" x 7'4" (2.59m x 2.24m)

A comfortable size third bedroom as evidenced by the room measurements. There is a pvc double

glazed window to the front, a central heating radiator and a ceiling light.

#### HOUSE BATHROOM

This is fitted with a white suite that comprises of a panelled bath with an electric shower over, pedestal wash hand basin and low flush wc. There is a built-in cupboard to the chimney recess, central heating radiator, pvc double glazed window, tiling to the four walls and coordinating floor tiles.

#### OUTSIDE

To the front of the property there is a dropped kerb which gives access to a car parking space with security bollards. Flower beds stocked with a variety of shrubs and plants.

#### REAR GARDEN

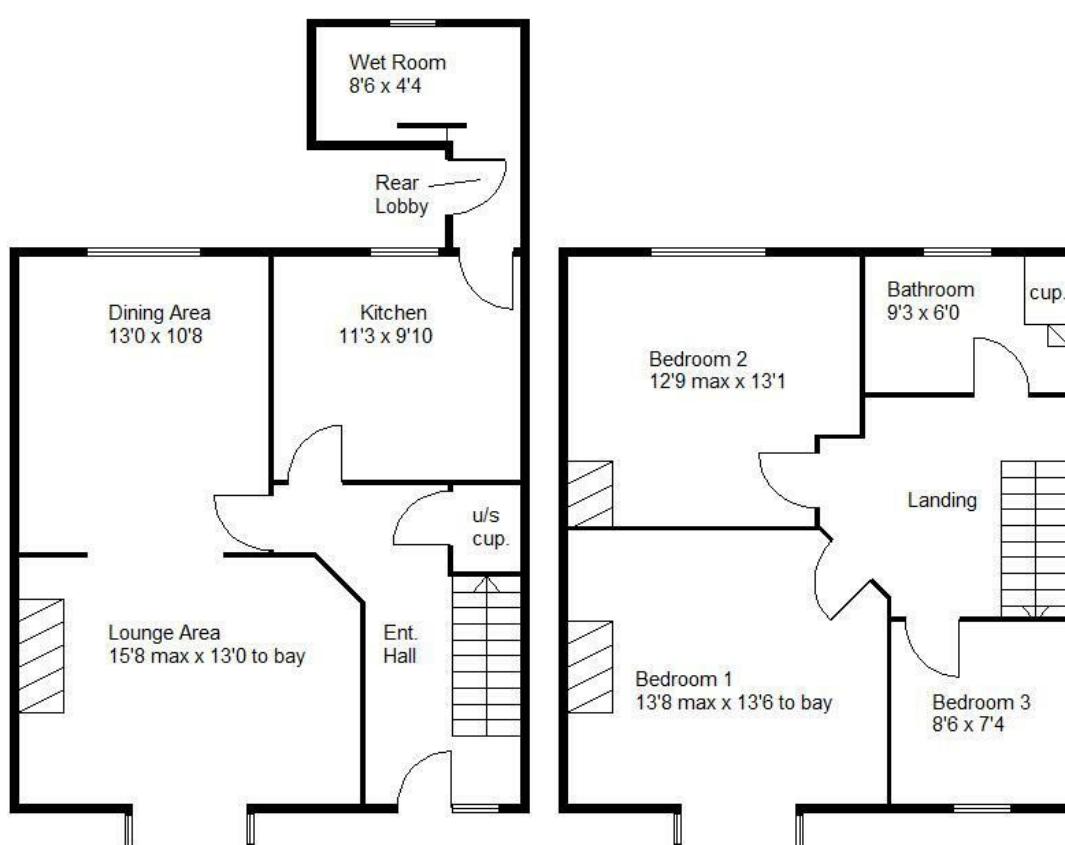
There is a good sized enclosed garden which has concrete post and timber fencing to the perimeters. A mature garden stocked with a good variety of maturing shrubs and plants including several ornamental trees, two timber sheds, a pedestrian gate giving access onto a wide rear lane which also serves and gives vehicular access to a detached sectional garage.

#### AGENTS NOTES:

TENURE - Freehold

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units installed approx 2018.



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	