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St. Wilfrids Road, Cantley, Doncaster, DN4 6AQ  
Offers Around £135,000

**EXTENDED 2 BEDROOM TOWN HOUSE / VERY POPULAR ROADWAY WITHIN CANTLEY / EXTENDED LIVING AREA / 2 DOUBLE BEDROOMS / REQUIRES SOME UPDATING/ NO CHAIN / VIEWING RECOMMENDED//**

Offered with no upward chain, an extended 2 double bedroom mid town house. The property has gas central heating, double glazing and solar panels. In brief the accommodation comprises: Entrance hall, lounge with an extended dining area, breakfast kitchen with a little utility area off. First floor landing, 2 double bedrooms, the main bedroom is a very good size, plus a bathroom with a walk in type bath tub. Outside are front and rear gardens. Very popular location with access to amenities, local shops, schools etc. NO UPWARD CHAIN.

**ACCOMMODATION**

A pvc double glazed entrance door with matching side screen leads into the property's entrance hall.

**ENTRANCE HALL**

This has a staircase to the first floor accommodation, coving to the ceiling, central ceiling light and a door to the lounge.

**LOUNGE AREA**

**16'0" x 9'9" (4.88m x 2.97m)**  
This has been extended over the years and creates a much larger living space, there is a pvc double glazed window to the front, double panel central heating radiator and fireplace with a gas fire inset. This opens into a now dining area.

**DINING AREA**

**9'6" x 9'1" (2.90m x 2.77m)**  
This has 2 pvc double glazed double opening doors which leads out onto the rear garden, it is all finished with a laminate floor covering, there is a central heating radiator and coving to the ceiling.

**BREAKFAST KITCHEN**

**16'0" x 6'0" (4.88m x 1.83m)**  
This is fitted with a range of base and wall units with a work surface over, there is a single drainer stainless steel sink unit, wall mounted gas fired boiler, 2 pvc double glazed windows to the front and rear elevations, central heating radiator, tiled floor covering, deep understairs storage/utility, with plumbing for a washing machine and a pvc double glazed window.

**FIRST FLOOR LANDING**

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

**BEDROOM 1**

**16'0" x 8'10" (4.88m x 2.69m)**  
A large double bedroom which runs the full depth of the property, it has 2 pvc double glazed windows to the front and rear elevations, a range of fitted bedroom furniture, central heating radiator, coving and 2 ceiling lights. There is also a deep built in airing cupboard which houses the hot water cylinder with linen storage.

**BEDROOM 2**

**9'10" x 9'10" (3.00m x 3.00m)**  
A good size second double it has a pvc double glazed window to the front, central heating radiator and built in cupboard over the stairs.

**BATHROOM**

This has a large deep walk-in tub style bath with shower over, wash hand basin, low flush wc, pvc double glazed window, ceiling light, extractor fan and access point into the loft space.

**OUTSIDE**

To the front of the property there is a block paved garden area with brick walling to the front perimeter and a pedestrian gate.

**REAR GARDEN**

A good size with concrete posts and fencing to the perimeters, it is a little over grown and will require some work.

**AGENTS NOTES:**

TENURE - Freehold

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where

stated. Age of units unknown.

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

SOLAR PANELS - More details about the solar panels to follow.

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.

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.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	71	74
	EU Directive 2002/91/EC	

