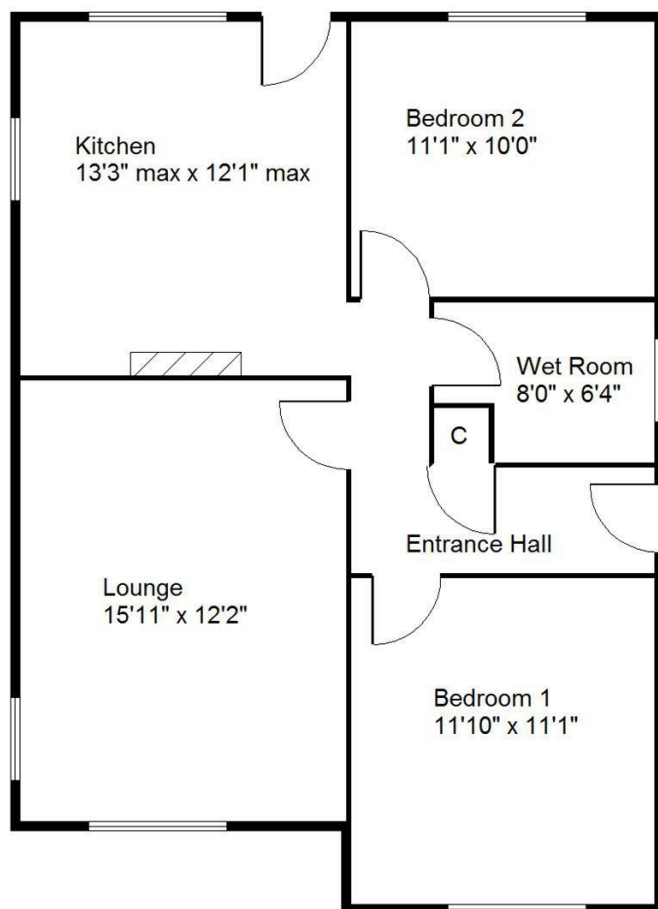


horton knights of doncaster



Parkhill Road, Barnby Dun, Doncaster, DN3 1DP



OFFERS OVER £185,000

EXCITING OPPORTUNITY WITH HUGE POTENTIAL / A 2 DOUBLE BEDROOM DETACHED BUNGALOW / LOVELY VILLAGE POSITION / PVC DOUBLE GLAZING / GAS CENTRAL HEATING (NOT TESTED) / WIDE SIDE DRIVEWAY AND GARAGE / VIEWING RECOMMENDED //

A rare opportunity to buy a very affordable 2 double bedroom detached bungalow, which offers an exciting opportunity for any buyer looking to take on a renovation project. It has a gas central heating system (not tested), pvc double glazing and briefly comprises of: An L-shaped entrance hall, spacious living room, large kitchen, 2 double bedrooms and a wet room. Outside are front and rear gardens, a long wide driveway and a detached garage. Lovely cul-de-sac position in this highly sought after village. Viewing recommended.

Offers Over £185,000

ACCOMMODATION

A timber casement entrance door with glazed side screen leads into the property's entrance hall.

ENTRANCE HALL

This is an L-shaped hall with a tall built-in cupboard, a central heating radiator and doors leading to;

LOUNGE

4.85m x 3.71m (15'11" x 12'2")

A good sized front facing reception room it has 2 pvc double glazed windows to the front and side elevations and central heating radiator.

LARGE DINING KITCHEN

4.04m max x 3.68m max (13'3" max x 12'1" max)

This has a range of wall and base units with a work surface over, there is a single drainer stainless steel sink unit, a wall mounted gas fired combination type boiler which supplies domestic water and central heating systems (not tested). There are 2 pvc double glazed windows, timber casement door, tiled flooring and a central heating radiator.

BEDROOM 1

3.61m x 3.38m (11'10" x 11'1")

A good sized double bedroom it has a pvc double glazed window to the front and central heating radiator.

BEDROOM 2

3.38m x 3.05m (11'1" x 10'0")

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

WET ROOM

2.44m x 1.93m (8'0" x 6'4")

The original bathroom has been changed to an accessible wet room, with an electric shower unit (not tested) and a floor drain, wash hand basin and a low flush wc. Pvc double glazed window, and central heating radiator.

OUTSIDE

Te property stands on an attractive plot, to the front there is a lawned garden with drop kerb giving access to a wide side drive which continues along the side of the property and in turn leads to a detached sectional garage.

REAR GARDEN

Again a good size, is nicely enclosed and feels very private, but does requires some general maintenance.

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 system via combination type boiler (not tested). Age of boiler unknown.

COUNCIL TAX - Band C

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

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your

getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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