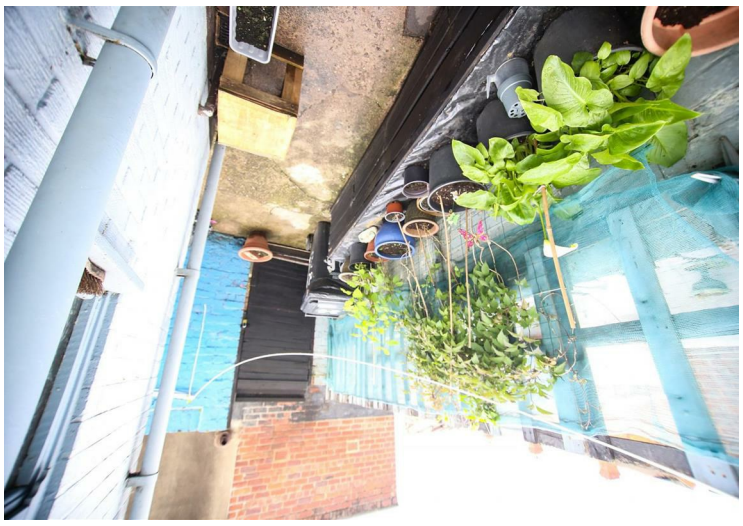

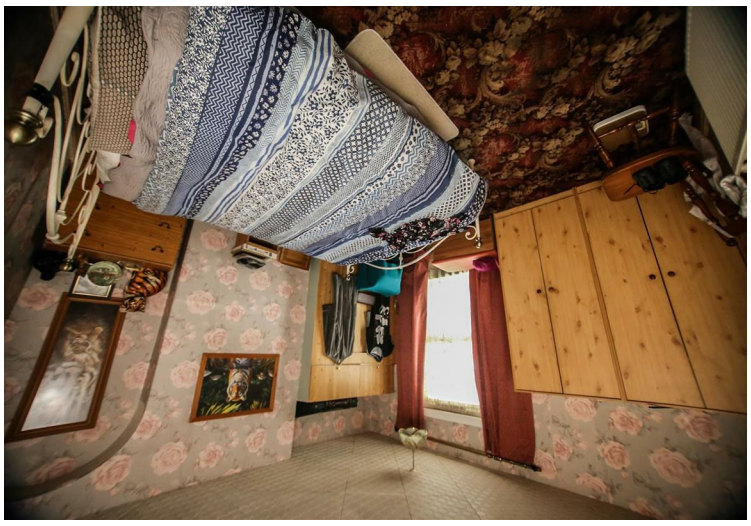
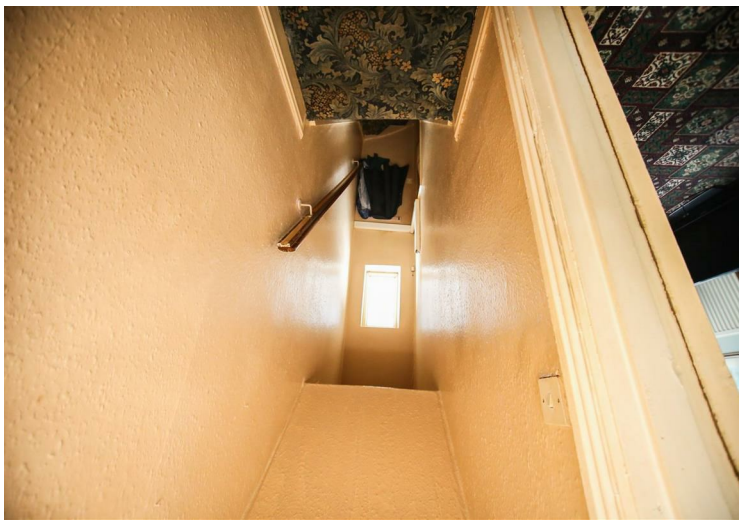






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Dockin Hill Road, Doncaster, DN1 2QT
Asking Price £70,000

2 BEDROOM MID TERRACED HOUSE / CITY CENTRE POSITION / CLOSE TO THE MARKET PLACE AND COLLEGE / GCH SYSTEM / PVC DOUBLE GLAZING / PRICED TO SELL //

Located in the heart of the bustling centre, 1 minute from the market place and Doncaster college, a 2 bedroom mid terraced house. The property has been priced to allow for some modernisation works, although does benefit from a gas central heating system via a modern combination type boiler, pvc double glazing (where stated) and briefly comprises: Entrance into a front facing lounge, separate dining room (access to cellar and first floor), kitchen, rear lobby and a ground floor shower room. On the first floor there are 2 bedrooms. Outside is small rear courtyard garden, plus on street resident parking available. Viewing essential.

ACCOMMODATION
A pvc double glazed entrance door with a fan light over leads into a front facing lounge.

FRONT FACING LOUNGE
14'0" x 12'7" (4.27m x 3.84m)
This is a good size square shaped room, it has a pvc double glazed window to the front, central heating radiator, coving to the ceiling, ceiling light and a door to the far end which leads into the dining/living room.

DINING ROOM
10'10" x 8'3" (3.30m x 2.51m)
This has a door giving access into the kitchen, double panel central heating radiators, 2 further doors give access down to the cellar and to the first floor accommodation.

KITCHEN
10'1" x 5'2" (3.07m x 1.57m)
This has a range of base and wall units, single drainer 1½ bowl stainless steel unit with a mixer tap, 4-ring gas hob, oven with an extractor hood. There is a recess for an under counter fridge, tiled flooring, ceiling light. A further door leads into a rear lobby/utility.

REAR LOBBY
4'9" x 3'3" (1.45m x 0.99m)
This has plumbing and space for a washing machine, pvc double glazed exterior door along with a door into the shower room.

SHOWER ROOM
This has a corner shower corner enclosure, wash basin set onto a vanity unit, low flush wc, timber casement window, concealed behind the wall panelling is a gas fired combination type boiler which supplies the domestic hot water and central heating systems.

FIRST FLOOR LANDING
This has a pvc double glazed window to the side and doors to:

BEDROOM 1 FRONT
12'5" x 12'2" (3.78m x 3.71m)
A lovely double bedroom, it has a pvc double glazed window to the front, ceiling light and a central heating radiator.

BEDROOM 2 REAR
12'4" x 8'2" (3.76m x 2.49m)
This has a double glazed window to the rear, central heating radiator and a ceiling light.

OUTSIDE
To the front there is on street resident parking, Dockin Hill Road is an authorized street for permit holders under the Central Scheme. Resident permits cost £27 per vehicle, per year.

To the rear of the property there is an enclosed courtyard, this has a gate onto a rear lane.

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 system via a combination type boiler. Age of boiler 2025.

COUNCIL TAX - Band A.

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

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