

horton knights of doncaster

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St. Ursulas Road, Doncaster, DN4 5ED  
Guide Price £170,000 - £180,000

**IMMACULATE EXTENDED 3 BEDROOM SEMI-DETACHED HOUSE / LARGE OPEN PLAN LIVING DINING KITCHEN WITH INTEGRATED APPLIANCES / MODERN FIRST FLOOR SHOWER ROOM / 3 GOOD SIZE BEDROOMS / BEAUTIFULLY ENCLOSED GARDEN / OFF PARKING TO THE FRONT / VERY CENTRAL POSITION / WITHIN WALKING DISTANCE TO THE CITY CENTRE / EARLY VIEWING RECOMMENDED //**

An inspection is definitely recommended on this immaculate extended 3 bedroom semi detached house. It is beautifully presented throughout offering turn key living. It has a GCH via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall with a deep understairs cupboard and stairs to the first floor, front facing lounge with a feature bay window, large open plan living dining kitchen with a 2 year old anthracite coloured kitchen and integrated appliances, side lobby /utility. First floor landing, 3 good sized bedrooms, 2 doubles and 1 single and a contemporary shower room. Outside there are attractive gardens, off-road parking to the front and an enclosed rear garden which also could provide additional off-road parking, if so required. The property is in a great central position with easy access to the City Centre, Lakeside Retail and Leisure and therefore early viewing recommended.

**ACCOMMODATION**

A modern composite style double glazed door leads into the entrance hall.

**ENTRANCE HALL**

This has a staircase giving access to the first floor accommodation, a pvc double glazed window, central ceiling light, laminate flooring and a double panel central heating radiator. An oak interior door (which can be found throughout the remainder of the property) gives access to a deep built-in understairs storage cupboard, pvc double glazed window and light laid on.

**FRONT FACING LOUNGE**

This is an attractive room, it has a deep pvc double glazed bay window to the front, feature fireplace with an electric fire inset, coving to the ceiling and a central ceiling light.

**LARGE OPEN PLAN LIVING /DINING /KITCHEN**

This is beautifully finished with a recently installed kitchen finished with a range of modern high and low level units finished with an anthracite coloured cabinet door, contrasting oak coloured work surface and includes a range of integrated appliances with a Bosch 4 ring gas hob, extractor hood, twin ovens, fridge freezer and a dishwasher. There is modern tiling, modern laminate flooring, pvc double glazed window and a ceiling light. This opens into a living and dining area, the living area has 2 pvc double glazed, double opening doors which give access into the rear garden, a large central heating radiator and a central ceiling light.

**SIDE UTILITY PORCH**

This has a fitted work surface, plumbing for an automatic washing machine, room for tumble dryers, freezers etc. It is pvc double glazed and has 2 pvc doors giving access to the front and to the rear gardens. It is finished with a vinyl floor covering and a wall light.

**FIRST FLOOR LANDING**

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

**BEDROOM 1**

This is a lovely double bedroom, it has a pvc double glazed window to the front, a central heating radiator, ceiling light and modern laminate flooring.

**BEDROOM 2**

A second double bedroom, with a pvc double glazed window to the rear, a central heating radiator, ceiling light and a modern laminate flooring.

**BEDROOM 3**

This has a pvc double glazed window to the front, central heating radiator and a ceiling light.

**CONTEMPORARY SHOWER ROOM**

This has been remodelled over the years to create a now more contemporary shower room. It has large walk-in shower enclosure with a mains plumbed thermostatic shower including a rainfall shower head, pedestal wash-hand basin and a low flush wc. There is a modern tiled effect vinyl flooring, a contemporary

style towel rail/radiator, pvc double glazed window and a ceiling light.

**OUTSIDE**

To the front of the property there is a dropped kerb giving access to a parking space to the side of the property, an ornamental front garden with brick walling and fencing to the perimeters. There is a gated access to the side of the utility porch that leads into the rear garden.

**REAR GARDEN**

This is all beautifully maintained, it has brick walling and fencing to the perimeters, there are double gates to the far end and this does offer the opportunity for additional off-road parking if required. There are shaped flower beds and borders stocked with a variety of maturing shrubs and plants, an ornamental tree and a large timber workshop/store.

**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 approx. 12 years.

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, O2 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.

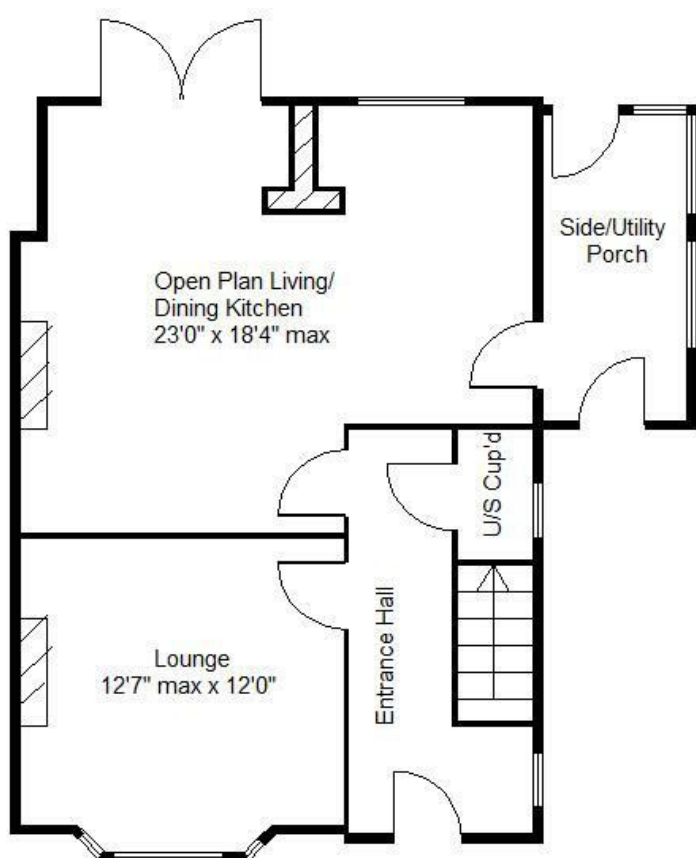
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**OPENING HOURS** - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday  
www.hortonknights.co.uk

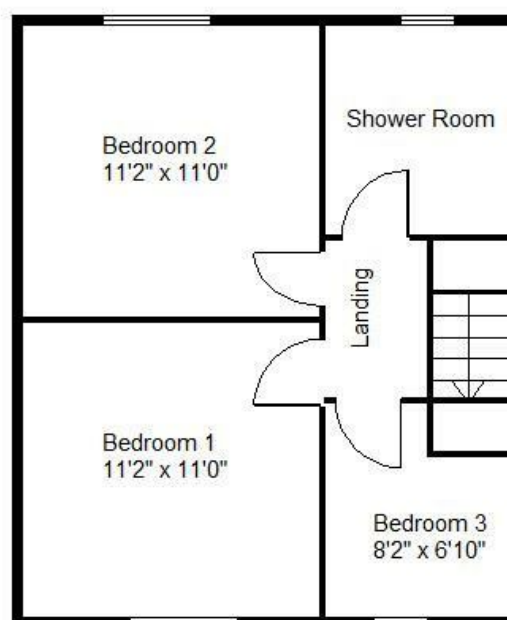
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Ground Floor



First Floor



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	