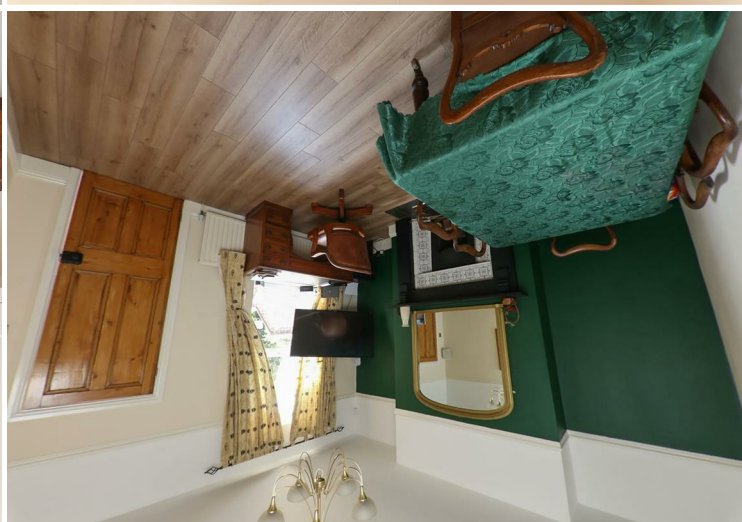
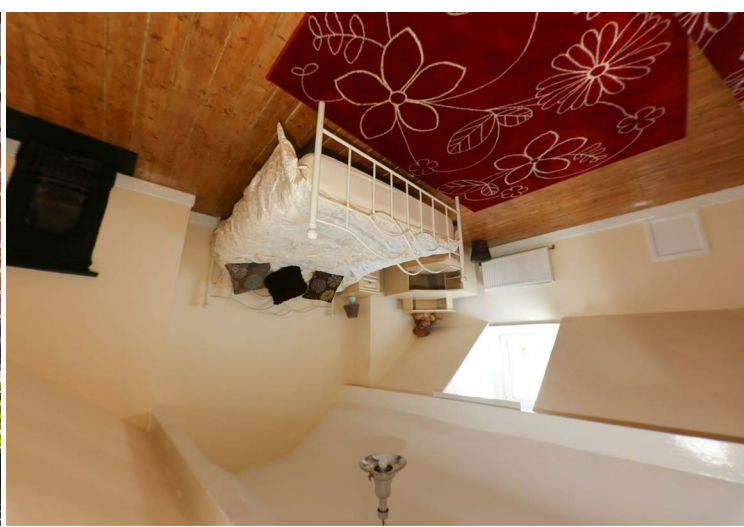
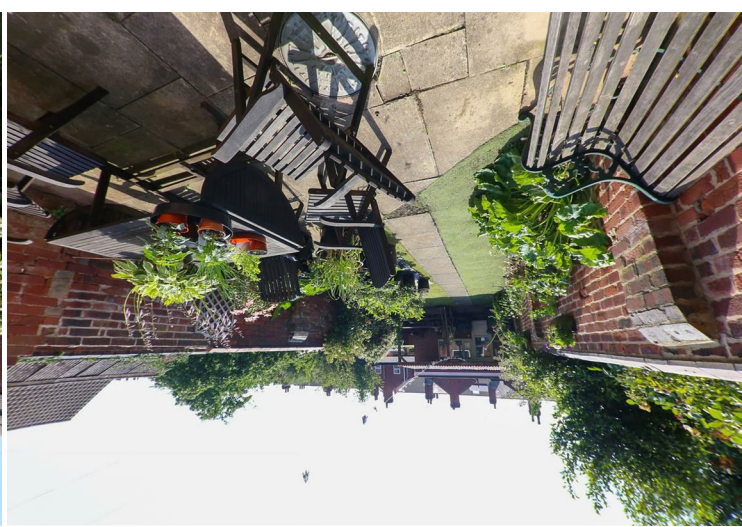




horton knights of doncaster

sales
lettings
and service



St. Marys Road, Doncaster, DN1 2NR
Guide Price £205,000 - £215,000

A SUBSTANTIAL 3 BEDROOM 3 STOREY PERIOD TOWN HOUSE / LARGE GARAGE & WORKSHOP TO REAR / OFF ROAD PARKING TO THE FRONT / MODERN FITTED KITCHEN WITH APPLIANCES / LOVELY RETRO THEMED BATHROOM / VERY POPULAR CENTRAL ROADWAY / VIEWING ESSENTIAL //

This large 3 bedroom period town house typifies city centre living, a beautiful character home in this conservation area all within walking of the centre. It has a gas radiator central heating system, pvc double glazing and briefly comprises: Long entrance hall with stairs to the first floor, spacious front facing lounge, second living/ dining room, modern fitted kitchen including integrated appliances (with access to cellars). First floor landing, 2 large double bedrooms and a lovely 'retro' styled bathroom. On the top floor is a large double bedroom. Outside the front is block paved an offers parking, whilst to the rear there is a large garage/ workshop over 30'0 long and a pretty South-Westerly facing garden. All amenities are available including schools, local shops and all the city's amenities. EARLY VIEWING RECOMMENDED.

ACCOMMODATION

A period brick arch gives shelter to a composite type double glazed entrance door which in turn leads to the long entrance hall.

ENTRANCE HALL

14'0" max x 3'3" max (4.27m max x 0.99m max)

This has a staircase to the far end with access to the first floor, period style radiator, tall ceilings with coving, ceiling light and tall skirting boards. A traditional pine door leads into the lounge.

LOUNGE

14'7" max x 11'6" max (4.45m max x 3.51m max)

This is an attractive front facing reception room. It has a pvc double glazed sashed window to the front, exposed polished boarded floors, a feature fireplace with log burner inset, ornate cornicing, picture rail and ceiling rose and a central heating radiator.

DINING/LIVING ROOM

12'6" x 12'0" (3.81m x 3.66m)

This has a pvc double glazed window to the rear, a feature ornamental fireplace with tiled inset and tiled hearth. There is picture rail, ornate ceiling rose, laminate flooring and the door which continues into the kitchen.

KITCHEN

13'0" x 8'3" (3.96m x 2.51m)

This is all smartly finished and fitted with a range of high and low level units finished with a timber block work surface. Integrated appliances include a four-ring gas hob, an integrated double oven, washing machine and a dishwasher, a 1½ bowl single drainer stainless steel sink unit. Tiled flooring, two pvc double glazed windows to the rear and side elevations, a pvc stable type door which gives access into the rear courtyard garden. A further door gives access down to the cellars.

the conservation area styling. Age of units various.

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

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

CELLARS

From the kitchen stone steps lead down to 2 cellars where there's a larger cellar which provides useful storage. It has a window to the far end, a central heating radiator and power laid on. Whilst the other slightly smaller cellar has a stone shelf, a small window and houses the meters etc. with power and light laid on.

FIRST FLOOR LANDING

There is a spindled banister rail and doors leading to the bedrooms and bathroom. There's a three-quarter height built-in cupboard and a staircase which continues and gives access to the top floor.

BEDROOM 1

15'3" x 12'3" (4.65m x 3.73m)

A large double bedroom as evidenced by the room measurements. It extends the full width of the house. It has two feature double glazed sash windows, a period fireplace, built-in cupboard set into the chimney recess, ceiling light, central heating radiator and polished boarded floors.

BEDROOM 2

12'6" x 9'6" (3.81m x 2.90m)

This has a pvc double glazed window to the rear, central heating radiator, boarded floor, period fireplace and a central ceiling light.

HOUSE BATHROOM

9'8" x 8'4" (2.95m x 2.54m)

This has a modern yet 'retro' themed suite which comprises of a free standing cast bath with period style taps along with claw and ball feet, a high flush wc, a separate corner shower with a mains plumbed thermostatic shower including a rainfall shower head and wash hand basin set onto a stand, boarded flooring, radiator/towel rail, ceiling light, extractor fan and an access point into the loft space.

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

BEDROOM 3

15'5" max x 12'3" max (4.70m max x 3.73m max)

A very large double bedroom, which has sloping ceilings, a feature fireplace, pvc double glazed attic style window, central heating radiator, polished boarded floors and a central ceiling light.

OUTSIDE

To the front of the property there is a dropped curb which gives access to a block paved drive which provides off-street car parking. There's brick walling and hedging to the perimeters.

REAR GARDEN

To the rear of the property there is a pretty South-Westerly facing courtyard style garden, all enclosed with brick walling to the perimeters. There is paving which extends to create a patio and sitting area and leads to an artificial lawn, creating a pleasant sitting area during the summer months. To the far end there is a lean-to style pergola which creates a sheltered shaded sitting area. From here there is access to a detached brick garage/workshop.

GARAGE/WORKSHOP

30'6" x 13'6" (9.30m x 4.11m)

A very large space, perfect for vehicles, it is accessed from the rear lane via a large roller shutter door, an additional personnel door, power and light laid on.

AGENTS NOTES:

TENURE - FREEHOLD

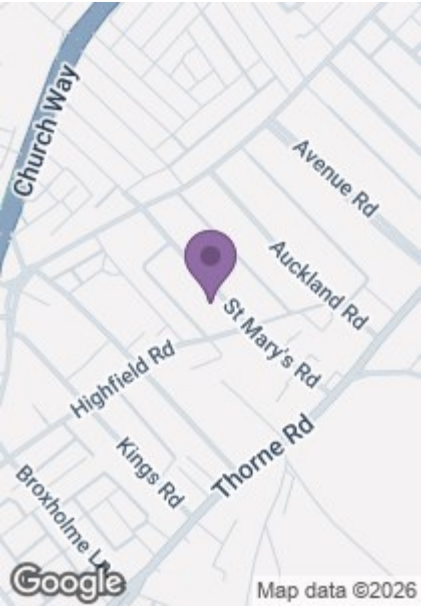
SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing along with PVC sashed double glazed windows at the front keeping in with

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

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC