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Northfield Road, Sprotbrough, Doncaster, DN5 8AY
Asking Price £135,000

OFFERING SCOPE AND POTENTIAL / 2 BEDROOM SEMI-DETACHED HOUSE / WIDER PLOT WITH A SIDE DRIVE & DETACHED GARAGE / LONG REAR GARDEN / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / NO CHAIN / VIEWING RECOMMENDED //

Located on this popular roadway, a good sized 2 bedroom semi-detached house. The property will require some upgrading, and has been priced accordingly. It has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall with stairs to the first floor, lounge, dining kitchen. First floor landing, 2 good size bedrooms and a modern shower room. Outside front and rear gardens, the front garden is wider than average and has space for a side drive and access to a detached sectional garage. This is a great location within close proximity of the City Centre, local amenities and motorway networks. PRICED TO SELL. MOTIVATED SELLER. VIEWING ESSENTIAL.

ACCOMMODATION

A pvc double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase to the first floor, central heating radiator and a door into the lounge.

LOUNGE

15'0" max x 11'2" (4.57m max x 3.40m)

A good sized room, it has a deep pvc double glazed bay window to the front, a fireplace with an electric fire inset, delft rail, central heating radiator, and central ceiling light. There is access to an understairs storage cupboard which houses the fuse box and a gas fired boiler which supplies the domestic hot water and central heating systems.

DINING KITCHEN

14'6" x 9'4" (4.42m x 2.84m)

This has a range of base and wall units, there are 2 x pvc double glazed windows, vinyl flooring, double panel central heating radiator, 2 ceiling lights and a pvc double glazed exterior door.

FIRST FLOOR LANDING

Pvc double glazed window to the side, ceiling light and doors leading to the bedrooms and bathroom.

BEDROOM 1

14'4" max x 11'0" max (4.37m max x 3.35m max)

This is a large double bedroom which has a pvc double glazed window to the front and a central heating radiator. There are built-in wardrobes to the chimney recesses and a further wardrobe to the opposite side, a ceiling light and a picture rail.

BEDROOM 2

11'7" x 7'1" (3.53m x 2.16m)

This has a pvc double glazed window to the rear,

central heating radiator, an access point into the loft space and a dado rail.

SHOWER ROOM

Fitted with a modern suite and tiling, it has a corner shower with an independent electric shower unit, a wash basin inset into a vanity unit and a low flush wc. There is tiling to the floors, coordinating wall tiles, contemporary style towel rail/radiator, pvc double glazed window and a ceiling light.

OUTSIDE

The property stands on a good sized plot, wider than average with ample parking space to the side courtesy of a dropped kerb and a blocked paved car standing area.

REAR GARDEN

A lovely long rear garden, it is mainly lawned with walling and fencing to the perimeters and there is a detached sectional garage.

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. Age of boiler TBC.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with EE,

Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

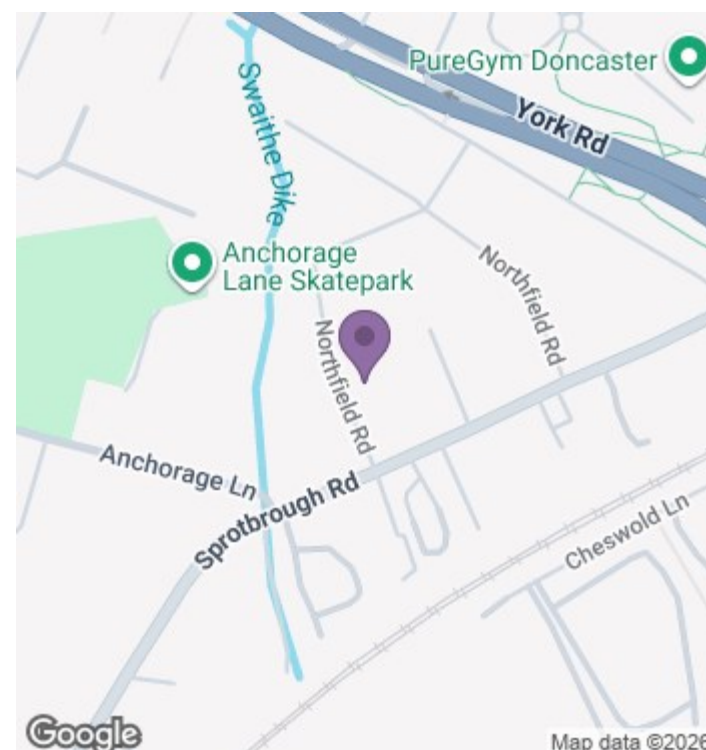
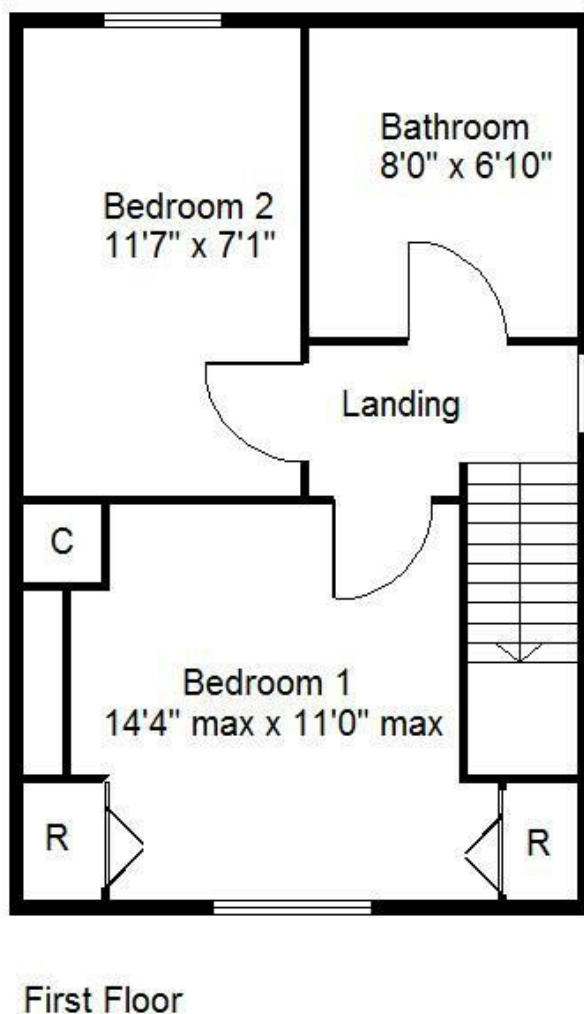
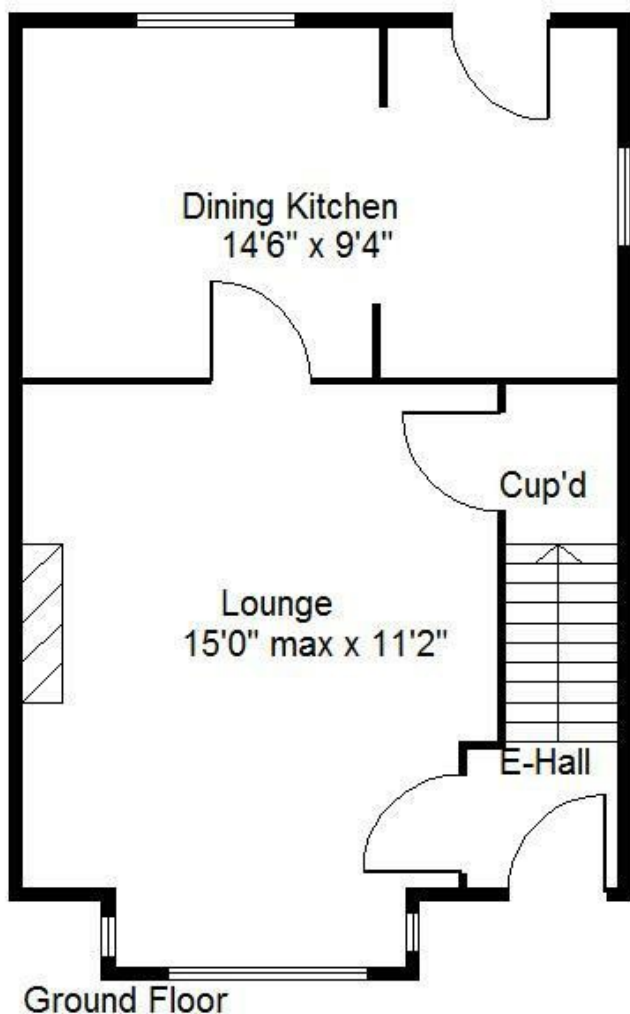
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

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		
(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	