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Hartland Crescent, Edenthorpe, Doncaster, DN3 2PQ
Asking Price £190,000

LOVELY POSITION WITH AN OPEN ASPECT TO THE REAR / 3 BEDROOM SEMI DETACHED HOUSE / GCH VIA COMBI BOILER / PVC DOUBLE GLAZING / MODERN FULLY EQUIPPED KITCHEN WITH INTEGRATED APPLIANCES / BRIGHT OPEN PLAN LOUNGE & DINING ROOM / PARKING & DETACHED GARAGE / NO CHAIN / MOTIVATED SELLER //

Located on this popular roadway with a South Westerly aspect overlooking school playing fields, the property enjoys a beautiful plot. It has a gas radiator central heating system, pvc double glazing and briefly comprises: Entrance hall with stairs to the first floor, spacious open plan lounge and dining room with double doors onto the rear garden. There is a modern fully equipped kitchen including a host of integrated appliances. First floor landing: 3 bedrooms and 3 piece white bathroom including a shower style bath. Outside there are attractive gardens, the rear enjoys a beautiful more private outlook. The property is well placed with access to local amenities including good local schools, good access to the motorway networks via the M18. **EARLY VIEWING RECOMMENDED.**

ACCOMMODATION

A composite type double glazed entrance door with matching side screens leads into the property's entrance hall.

ENTRANCE HALL

This is all smartly finished with a modern laminate floor covering, a staircase to the first floor accommodation with a built-in understairs storage cupboard. There is a central heating radiator concealed behind a radiator grill, central ceiling light and a door into the open plan lounge and dining room.

OPEN PLAN LOUNGE & DINING ROOM

22'11" max x 11'2" max (6.99m max x 3.40m max)

This is a good sized light, bright airy, it has 2 pvc double glazed windows to the front and rear elevations incorporating 2 double opening pvc doors. There is a feature fireplace, a continuation of the laminate flooring, coving to the ceiling, 2 central heating radiators and 2 ceiling lights.

MODERN EQUIPPED KITCHEN

10'6" max x 7'6" max (3.20m max x 2.29m max)

This is all beautifully fitted with a range of modern high and low level units finished with a white shaker style cabinet door including a marble style worktop over. There are integrated appliances which include a ceramic hob top, electric oven, eye level built-in microwave, dishwasher, washing machine, fridge/freezer. A modern vinyl floor covering, pvc double glazed window, pvc double glazed stable type door which gives access into the rear garden.

FIRST FLOOR LANDING

This has a pvc double glazed window to the side, an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1

12'0" x 11'7" (3.66m x 3.53m)

This is a large double bedroom as evidenced by the room measurements. There is a pvc double glazed window to the front, central heating radiator and a central ceiling light.

BEDROOM 2

11'8" max x 10'7" max (3.56m max x 3.23m max)

A comfortable size second double bedroom, it has a pvc double glazed window with an outlook over the property's rear garden and school playing fields beyond. A deep built-in cupboard with storage and hanging rails, central heating radiator and a central ceiling light.

BEDROOM 3

6'10" x 6'2" (2.08m x 1.88m)

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

HOUSE BATHROOM

Smartly finished with a white suite that comprises of a panelled bath with a shower over including a glazed shower screen. There is a wash hand basin and a low flush wc inset into a vanity style bathroom cabinets along with a matching wall mirror. Tiling to the bathing area and splashbacks, pvc double glazed window, inset spotlighting to the ceiling, radiator/towel rail and a tiled floor covering, plus a tall built-in cupboard which houses a gas fired combination type boiler which supplies the domestic hot water and central heating system.

OUTSIDE

To the front of the property there is an enclosed garden area, this has been block paved and provides

off-road parking. There are decorative stones onto a shaped flower border and conifer hedging and shrubs to the boundary.

REAR GARDEN

The rear garden enjoys a lovely South Westerly aspect, it is all enclosed, with wire mesh, concrete posts and timber fencing to the perimeters. There is a decked patio and sitting area which extends across the rear and gives an outlook over the school playing fields.

The drive leads to a detached brick garage/workshop, this is a particularly good size with a metal up and over door with power and light laid on, including 2 pvc double glazed windows.

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 TBC.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 10000 mbps and upload speeds of up to 10000 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.

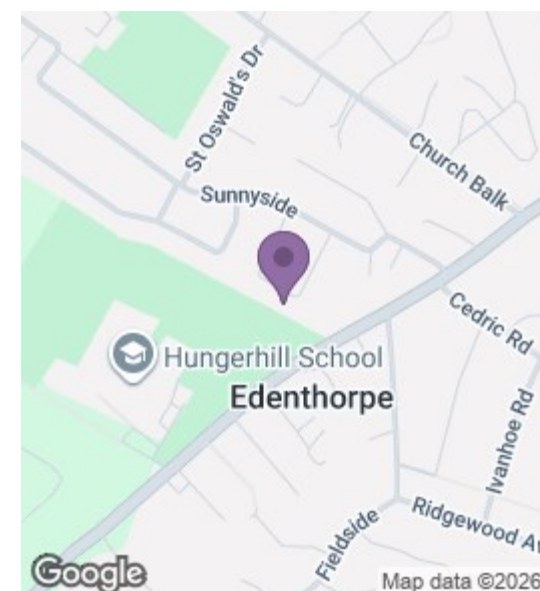
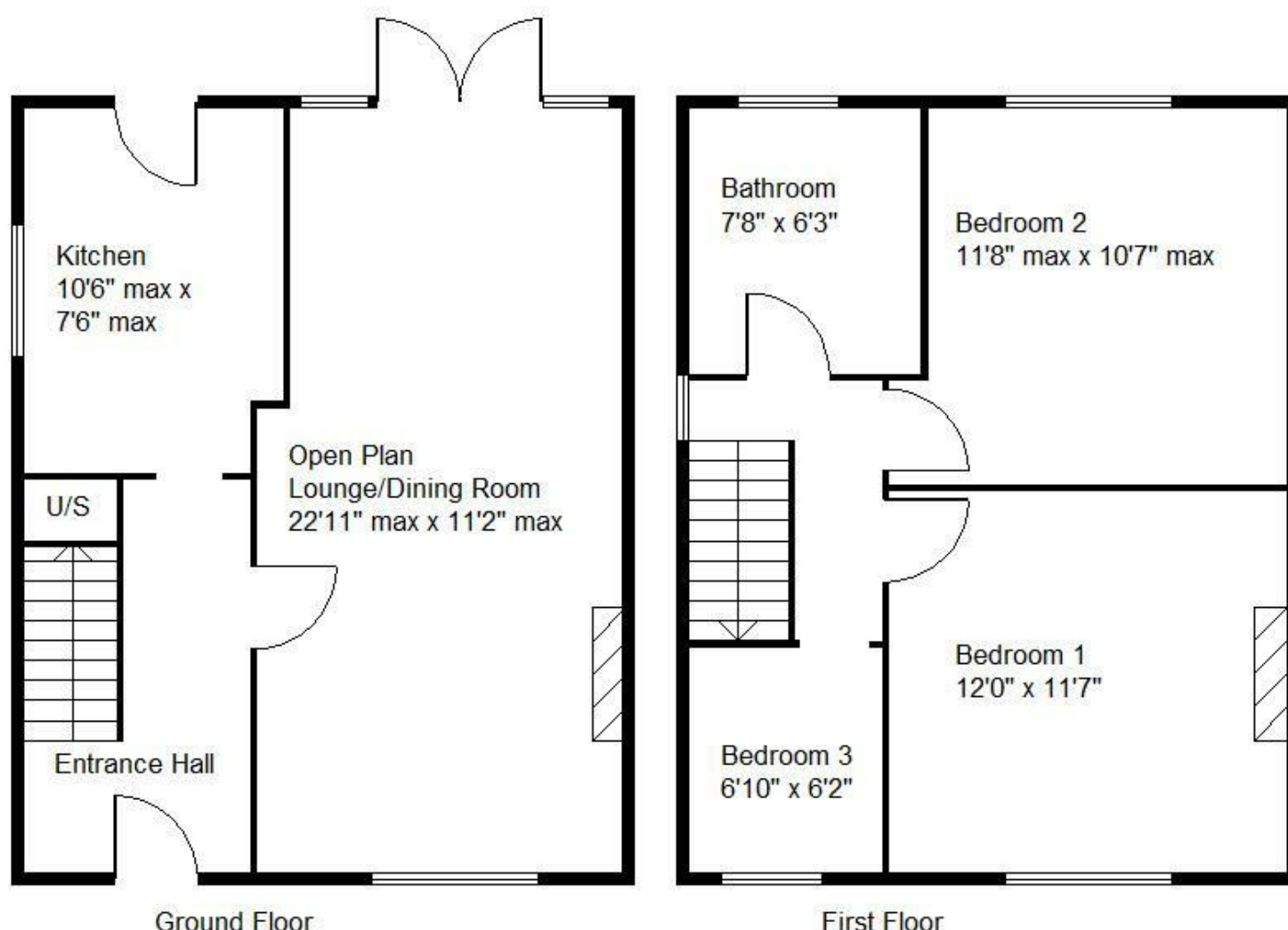
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however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and 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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| 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 | | | |
| | | 66 | 83 |
| England & Wales | | EU Directive 2002/91/EC | |