

horton knights of doncaster

sales
lettings
and service



82 Hoddesdon Crescent, Dunscroft, Doncaster, DN7 4HJ
Offers In Excess Of £125,000

MODERN, STYLISH 2 BEDROOM SEMI DETACHED BUNGALOW / SPACIOUS OPEN-PLAN LIVING AREA / MODERN FITTED KITCHEN WITH BUILT-IN APPLIANCES / TWO BEDROOMS / CONTEMPORARY BATHROOM INC. SHOWER / DRIVEWAY PARKING FOR 2 / ENCLOSED REAR GARDEN / POPULAR AND CONVENIENT LOCATION / MUST BE VIEWED//

Finished with an immaculate interior, a beautifully maintained 2 bedroom semi detached bungalow which offers modern open plan and very stylish living. Large bright and spacious open plan lounge, kitchen, and dining area, thoughtfully designed to combine practicality with contemporary elegance. A modern kitchen fitted with integrated appliances and plenty of room for additional essentials. Two bedrooms, one double and one single size. The bathroom is tiled and benefits from a shower over the bath. Outside, the property continues to impress, a private driveway provides off-road parking for up to two vehicles, while the rear garden offers an enclosed lawned garden. Ideally located in a popular and convenient neighbourhood, the property is within easy reach of local amenities. Overall, this attractive bungalow presents a fantastic opportunity for a couple or single person, looking for a 'turn key property'.

ENTRANCE

A composite type door leads into;

LARGE OPEN PLAN LIVING KITCHEN

19'7" max x 16'2" max (5.97m max x 4.93m max)

Overall a light, bright and airy space, which feels larger with the benefit of taller ceilings which creates a lovely modern living space. The kitchen is fully fitted with integrated cooking appliances and a breakfast bar. With additional room for a table if preferred.

BEDROOM 1

11'8" x 9'4" (3.56m x 2.84m)

An attractive double bedroom overlooking the rear garden, central heating radiator and spotlighting.

BEDROOM 2

7'7" x 7'1" (2.31m x 2.16m)

A good sized single bedroom, or home office, again with an outlook to the rear and a central heating radiator

BATHROOM

All smartly finished with a modern white suite, including a shower over the bath. Modern tiles, a towel rail/ radiator and an extractor fan.

PARKING & GARDENS

There is two parking spaces to the side, and an enclosed rear garden. Mainly lawned with fencing to the perimeters.

AGENTS NOTES:

TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, were stated. Age of units as per built in

HEATING - Gas radiator central heating via a combination type boiler. Age of boiler, as per built in

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, 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.

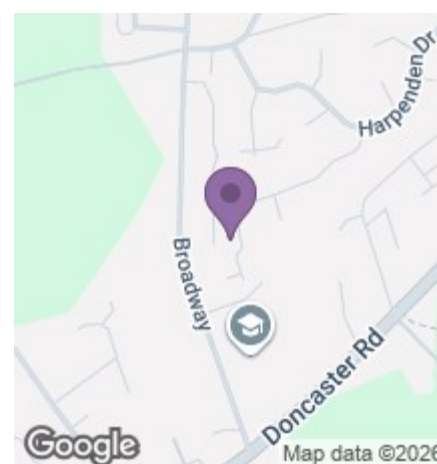
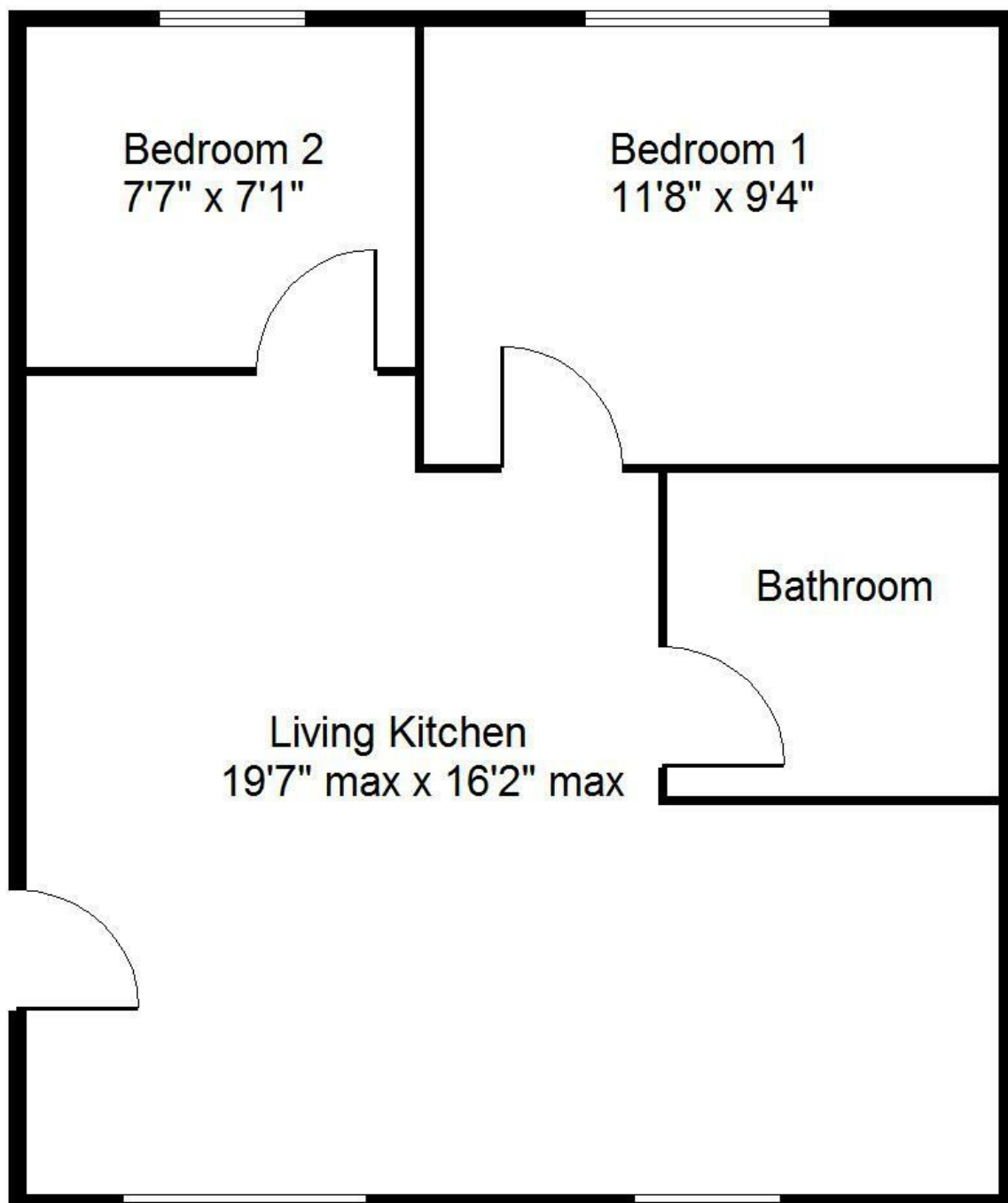
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially

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. Please note in this instance, the sellers (not horton knights) will charge offerors an admin fee of £49.00 plus VAT per person to conduct AML/ID checks.

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		98
(81-91) B		81
(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	