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lettings
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horton knights of doncaster



Bentley Road, Bentley, Doncaster, DN5 9TG
Offers Over £125,000

HUGE INVESTMENT POTENTIAL / 2 X 1 BEDROOM SELF CONTAINED FLATS / BUSY CENTRAL POSITION / PARKING TO THE REAR / BOTH VACANT / NO CHAIN / EARLY VIEWING ESSENTIAL //

Located on this popular roadway, with good access to Doncasters' many and varied amenities, a large forecourted terraced house divided into 2 self contained flats. Both come with central heating and double glazing. The ground floor flat comprises: Entrance lobby, living room, kitchen, double bedroom and a shower room. The first floor flat has a longer hall, large living room, double bedroom, modern kitchen and a smart shower room. Outside there is a forecort and a rear yard which can offer off road parking. Both flats are vacant allowing landlords to select their own tenants. SUPERB OPPORTUNITY. EARLY VIEWING STRICTY VIA THE SELLING AGENT.

ACCOMMODATION

A period portico with a mosaic tiled floor gives access to a composite type double glazed entrance door which in turn leads into an entrance hall.

ENTRANCE HALL

This is finished with the same mosaic tiled flooring, it has tall ceilings with ornate corning, dado rails and two doors leading to the ground floor flat and a separate door to the first floor flat.

GROUND FLOOR FLAT

A lobby gives access to a large rear facing living room.

LIVING ROOM

12'10" x 12'8" (3.91m x 3.86m)

It has a feature fireplace, a pvc double glazed window, laminate flooring, a ceiling light and a double panel central heating radiator. A panel door leads to a lobby.

LOBBY

This has an external door to the rear and a door leading into the kitchen.

KITCHEN

9'9" x 7'2" (2.97m x 2.18m)

This is fitted with a range of base and wall units with a work surface over. There is 4 ring gas hob, an integrated oven, space for a tall fridge freezer and space for a washing machine with plumbing laid on. There is a single stainless steel sink unit, a pvc double glazed window, central heating radiator, extractive fan and two ceiling lights.

GROUND FLOOR SHOWER ROOM

This has a shower enclosure, wash hand basin and a low flush WC. There's an extractor fan, tiling and a

central heating radiator. (A door farm here leads down to the cellars.)

BEDROOM

14'6" max x 12'2" max (4.42m max x 3.71m max)

This is a front facing double bedroom with a pvc double glazed bay window to the front, a central heating radiator and a ceiling light.

From the entrance a separate door gives to the first floor flat.

FIRST FLOOR FLAT

From here a staircase leads to the first-floor landing.

FIRST FLOOR LANDING

There is a tall storage cupboard and access into loft space and a central heating radiator.

LIVING ROOM

16'0" x 15'0" max (4.88m x 4.57m max)

This is a very large front facing living room which has a deep PVC double glazed bay window to the front, a fireplace, a central heating radiator and a central ceiling light.

KITCHEN

10'0" x 7'2" (3.05m x 2.18m)

The kitchen is all smartly presented. It has a range of modern cabinets with a work surface over. There is a 1½ bowl stainless steel sink unit with a mixer tap and integrated appliances include a 4-ring gas hob, an integrated oven and an extractor hood. There is plumbing for an automatic washing machine and room for a fridge. A central heating radiator, modern vinyl flooring, pvc double glazed window. An external door gives access on to a fire escape.

BEDROOM

12'10" x 10'6" (3.91m x 3.20m)

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

SHOWER ROOM

This is all smartly finished with a modern white suite that comprises of a shower enclosure, wash hand basin and a low flush WC. There's modern tiling to the walls, an extractor fan, pvc double glazed window, vinyl floor covering and a central heating radiator.

OUTSIDE

To the front of the property there is a small forecourt garden with brick walling to the perimeters and a pedestrian gate.

REAR

To the rear of the property there is an open courtyard which could provide rear access and off-road parking if required.

AGENTS NOTES:

TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - The properties have independent gas-fired boilers which supply domestic water and central heating systems. Age of boilers 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

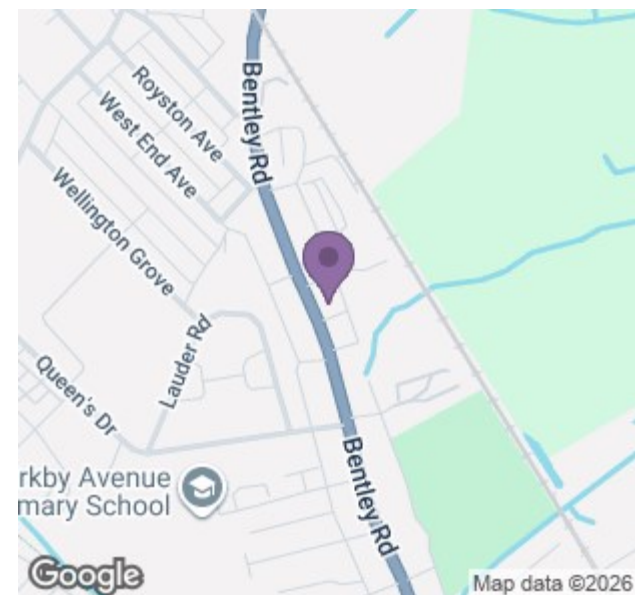
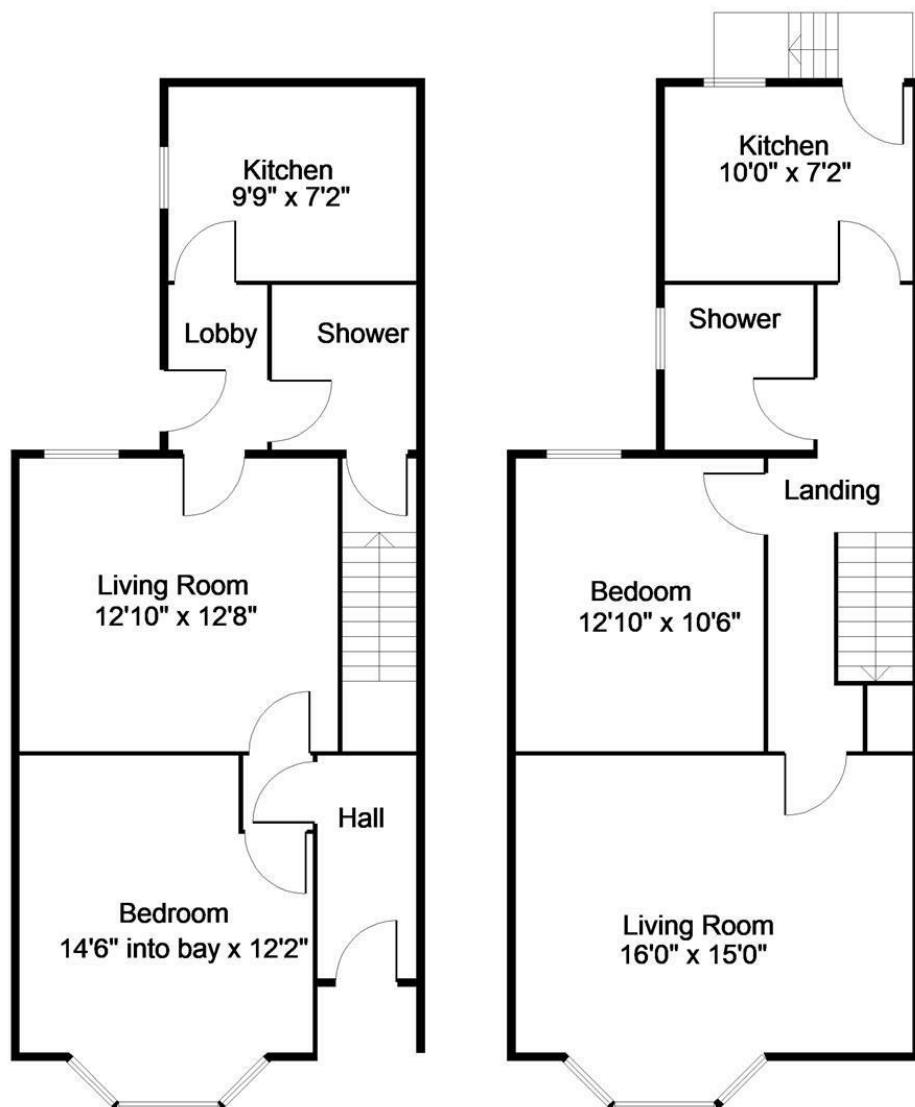
them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

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		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	