

# horton knights of doncaster

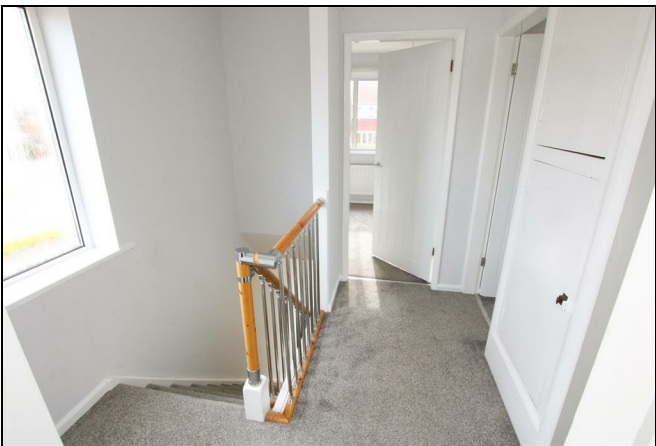
18 Church Balk, Edenthorpe, Doncaster, DN3 2NA



**AVAILABLE IMMEDIATELY / ATTRACTIVE 3 BEDROOM SEMI DETACHED HOUSE / GREAT LOCATION / SPACIOUS GROUND FLOOR LIVING / 3 GOOD SIZED BEDROOMS / KITCHEN WITH INTEGRATED APPLIANCES / AMPLE OFF ROAD PARKING / EARLY VIEWING RECOMMENDED //**

Located on this popular roadway within Edenthorpe an attractive 3 bedroom semi detached house. The property has a gas radiator central heating system, PVC double glazing and comprises: entrance hall with stairs to the first floor, lounge, separate family/ living room and a modern grey coloured fitted kitchen. First floor landing, 3 bedrooms and a bathroom including a separate shower. Outside is a long side driveway and a detached garage. Close to local amenities including supermarkets, well regarded local schools and access to the M18 and motorway networks.

**£950 PCM**



## ACCOMMODATION

There is a pvc double glazed entrance door with matching side screens which gives access into the property's entrance hall.

## ENTRANCE HALL

This is all smartly finished, it has a modern staircase to the first floor with a mid-grey coloured fitted carpet, timber effect vinyl floor covering, smoke alarm, ceiling light and door to the Lounge.

## LOUNGE

3.81m x 3.51m (12'6" x 11'6")

This is a good size front facing reception room, it has a broad pvc double glazed window with a fitted blind, central heating radiator, timber effect vinyl flooring and a ceiling light.

## OPEN PLAN LIVING ROOM

5.79m x 3.20m max (19'0" x 10'6" max)

This has 2 pvc double glazed windows to the rear and side elevations again, both with fitted blinds. There is a mid-grey coloured fitted carpet, central heating radiator, 2 ceiling lights with lamp shades and a deep understairs storage cupboard which has a pvc double glazed window, wall mounted gas fired combination type boiler.

## FITTED KITCHEN

3.10m x 2.21m (10'2" x 7'3")

This is fitted with a range of high and low level units finished with a grey coloured cabinet door and a contrasting work surface. There is a single drainer 1½ bowl stainless steel sink unit with a mixer tap, gas and glass hob with an extractor hood over, integrated electric oven. There are built cupboards, a recess with plumbing laid on for washing machine and a taller recess for suitable for a fridge freezer. There are 2 pvc double glazed windows, central heating radiator, marble effect tile flooring, ceiling light and a pvc double glazed exterior door.

## FIRST FLOOR LANDING

This has a pvc double glazed window to the side with a fitted blind, a tall cupboard with radiator and shelving, an ideal airing cupboard.

## BEDROOM 1 FRONT

3.81m x 3.51m max (12'6" x 11'6" max)

A good sized double bedroom it has a pvc double glazed window to the front with fitted blinds, central heating radiator, ceiling light with light shade and a mid-grey coloured carpet.

## BEDROOM 2 REAR

3.20m x 3.05m (10'6" x 10'0")

This is good size second double bedroom, it has a pvc double glazed window to the rear with fitted blinds, mid grey carpet, central heating radiator, ceiling light with fitted light shade and a stainless steel curtain rail.

## BEDROOM 3

2.84m x 2.69m (9'4" x 8'10")

A comfortable size third bedroom, it has a pvc double glazed window to the front with fitted blinds, central heating radiator, mid grey coloured carpet, ceiling light with lamp shade and 2 wall shelves.

## HOUSE BATHROOM

This has a 4 piece suite comprises of a panelled bath with mixer tap, separate shower enclosure with independent electric shower, wash hand basin and a low flush wc. There are 2 pvc double glazed windows both fitted with venetian blinds, marble tiled flooring, extractor fan, inset spotlighting and a tall chrome style towel rail/radiator.

## OUTSIDE

To the front of the property there is an enclosed garden with brick walling and fencing to the perimeters, double opening gates lead to a block paved driveway which provides car standing for several cars, it continues along the side of the house and leads to a detached sectional garage.

## REAR GARDEN

This is designed for easier and lower maintenance mainly pebbled with a shrub border along the rear, stocked with a variety of shrubs and plants creating privacy across the rear.

## LETTINGS AGENTS NOTES

Note to Tenants - AVAILABLE IMMEDIATELY subject to satisfactory referencing.

Central Heating - The property has a gas radiator central heating system fitted.

Double Glazing - The property has PVC double glazing fitted.

Council Tax Band - Band A.

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 Three, EE, O2 and Vodafone.

VIEWING By prior telephone appointment with horton knights estate agents on Doncaster 01302 760322.

OPENING HOURS Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

