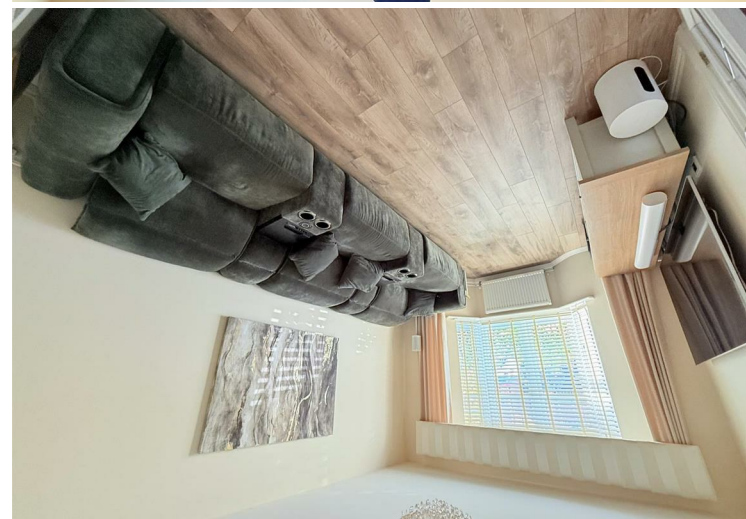
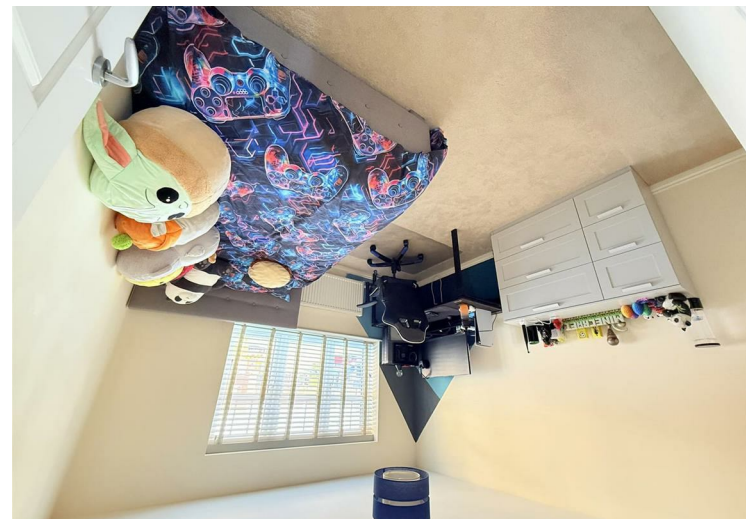
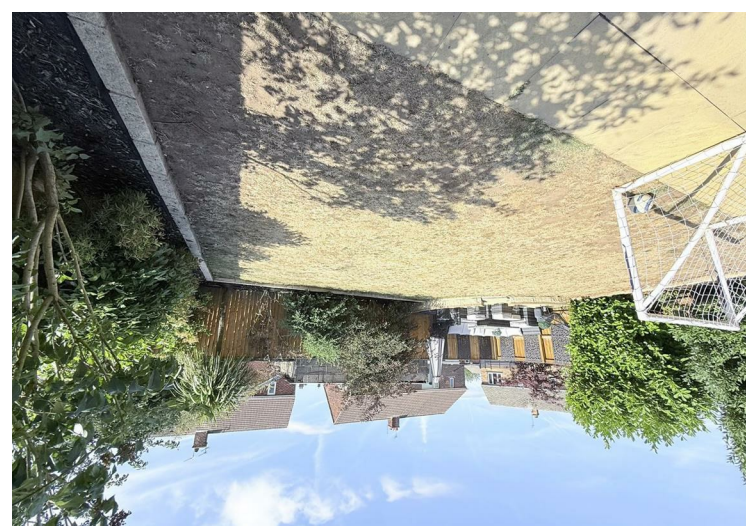




horton knights of doncaster

sales
lettings
and service



Athelstane Crescent, Edenthorpe, Doncaster, DN3 2NF
Asking Price £310,000

BE THE FIRST TO VIEW.....JUST LISTED A LOVELY 4 BEDROOM DETACHED HOUSE / RECONFIGURED VERSATILE GROUND FLOOR LIVING / 3 RECEPTION ROOMS / MODERN OPEN PLAN DINING KITCHEN / ENSUITE / HOUSE BATH & GFWC / NICE WIDE DRIVEWAY / CLOSE TO WELL REGARDED SCHOOLS / EASY MOTORWAY ACCESS / VIEWING A MUST //

ACCOMMODATION

Full property particulars are being prepared, along with photo's etc and will be available shortly. Should you wish to view the property please do not hesitate to contact our office on 01302 760322.

ENTRANCE HALL

LOUNGE

LIVING ROOM

SITTING ROOM

OPEN PLAN DINING KITCHEN

UTILITY ROOM

GROUND FLOOR WC

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4

HOUSE BATHROOM

OUTSIDE

REAR GARDEN

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 D.

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.

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