



sales
lettings
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horton knights of doncaster



White Park Place, Retford, DN22 7ZB
Asking Price £242,000

JUST LISTED.....IMMACULATE 3 BEDROOM DETACHED HOUSE / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / DUAL ASPECT LOUNGE / MODERN DINING KITCHEN WITH INTEGRATED COOKING APPLIANCES / UTILITY ROOM / GROUND FLOOR WC / 3 BEDROOMS / MAIN BEDROOM WITH EN-SUITE SHOWER ROOM / LARGE BRICK GARAGE / LANDSCAPED REAR GARDEN / VIEWING A MUST //

Finished with an immaculate interior, and an equally well presented exterior this house need to be viewed. Ready to move into with modern fittings throughout, it's perfect for a busy family. It has a gas central heating system, pvc double glazing and comprises: Entrance Hall, a beautiful dual aspect lounge with garden doors, a modern dining kitchen, a separate utility room and a ground floor WC, First floor landing, three bedrooms, the main bedroom has an en-suite shower room plus there's a lovely modern house bathroom. Outside the property offers ample off-road parking, a large detached brick garage, as well as a pristine landscaped garden with a porcelain tiled patio. Very popular development with good access to amenities, including shops, schools and major road networks.

ACCOMMODATION

The property details are currently been prepared and will be available shortly. Should you wish to view the property please contact our office on 01302 760322

ENTRANCE HALL

DUAL ASPECT LOUNGE

18'5" x 10'1" (5.61m x 3.07m)

DINING KITCHEN

18'4" x 9'6" (5.59m x 2.90m)

UTILITY ROOM

GROUND FLOOR WC

FIRST FLOOR LANDING

BEDROOM 1

18'6" x 10'4" (5.64m x 3.15m)

EN-SUITE SHOWER ROOM

BEDROOM 2

10'7" x 9'2" (3.23m x 2.79m)

BEDROOM 3

9'2" x 7'6" (2.79m x 2.29m)

HOUSE BATHROOM

OUTSIDE

REAR GARDEN

AGENTS NOTES:

TENURE - LEASEHOLD Terms of lease 999 years from 2016. Ground Rent £ tbc.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. As built in 2016.

HEATING - Gas radiator central heating. As built in 2016

COUNCIL TAX - Band C

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.

