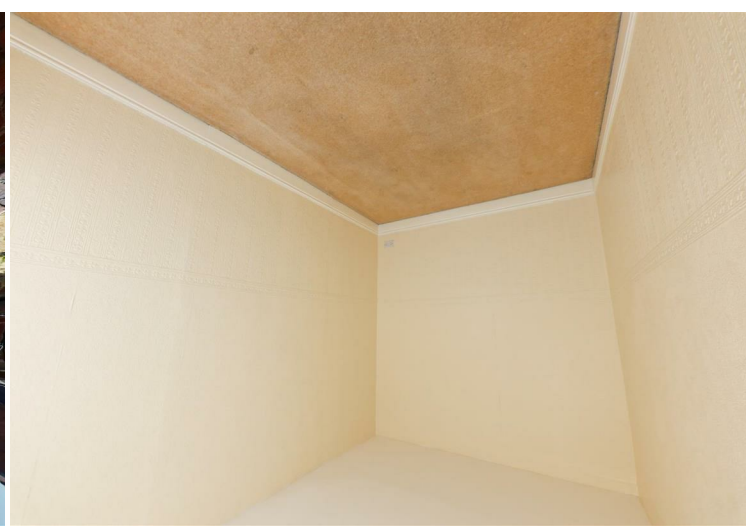
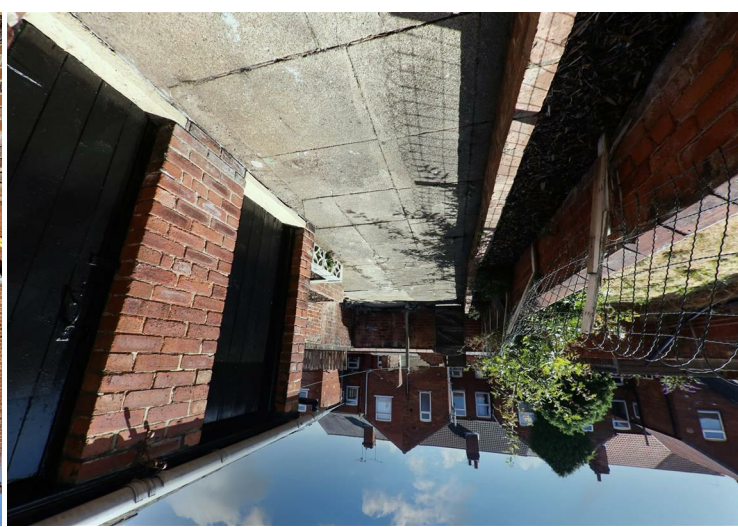
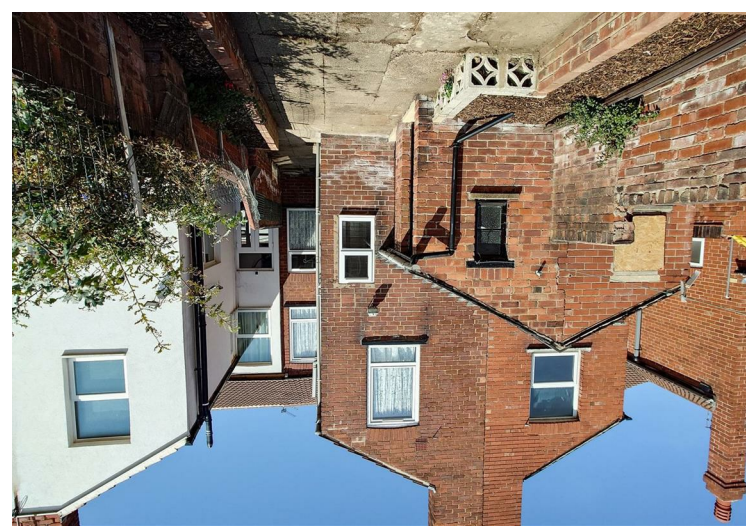




horton knights of doncaster

sales
lettings
and service



Royston Avenue, Bentley, Doncaster, DN5 9RB
Offers Over £90,000

NO CHAIN / LARGE 3 BEDROOM FORECORTED TERRACED HOUSE / PERFECT FOR INVESTORS OR FIRST TIME BUYERS / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / LARGE MODERN KITCHEN / 3 GOOD SIZED BEDROOMS / ATTRACTIVE FIRST FLOOR BATHROOM WITH SHOWER / COURTYARD GARDEN TO THE REAR / CLOSE TO AMENITIES / VIEWING A MUST //

Located on this popular roadway just off Bentley road, a good sized 3 bedroom forecourted terraced house. The property has a gas radiator central heating system, via a combination type boiler, PVC double glazing and briefly comprises: A long entrance hall with stairs to the first floor, spacious through lounge and dining room, large fitted kitchen with integrated cooking appliances. First floor landing, three good-sized bedrooms and a modern white bathroom with shower. Outside there is a forecourt garden and a pretty enclosed rear courtyard garden with a Southerly aspect. On-street parking, popular area for investors, first-time buyers, etc., all placed with easy access to local shops and amenities, Doncaster City Centre and therefore early viewing is recommended.

ACCOMMODATION

A period portico with original styled tiles gives shelter to a timber casement door which leads into a long entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation, a central heating radiator, ornate cornicing and a central ceiling light.

OPEN PLAN LOUNGE & DINING ROOM

13'4" into bay x 10'0" (4.06m into bay x 3.05m)

This has originally been two rooms, now opened to create one much larger living space. The lounge area to the front has a PVC double glazed bay window, a central heating radiator, ornate cornicing and a broad opening which leads through into the dining area.

DINING AREA

12'0" x 10'3" (3.66m x 3.12m)

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

FITTED KITCHEN

15'0" x 8'6" (4.57m x 2.59m)

A very large kitchen for this style of house. It is fitted with a range of modern high and low level units with a work surface over. There is a four ring gas hob with a stainless steel splash back an extractor hood, integrated oven, and a single drain stainless steel sink unit. There is plumbing for an automatic washing machine, a wall mounted gas fired combination type boiler which supplies the domestic water and central heating systems. There is a central heating radiator, a ceiling light, vinyl flooring, and a deep understairs storage cupboard.

FIRST FLOOR LANDING

This has a central ceiling light, a large built-in double cupboard, and an access point into the loft space.

BEDROOM 1

13'1" x 11'0" (3.99m x 3.35m)

A large double bedroom, it has two PVC double glazed windows to the front, a central heating radiator and a ceiling light.

BEDROOM 2

11'10" x 8'2" (3.61m x 2.49m)

A good sized second double bedroom with a PVC double glazed window to the rear, a central heating radiator, and a ceiling light.

BEDROOM 3

8'10" x 8'8" (2.69m x 2.64m)

A comfortable third bedroom, it has a PVC double glazed window to the rear, a central heating radiator, and a ceiling light.

HOUSE BATHROOM

Fitted with a modern three-piece white suite that comprises of a low flush WC, pedestal wash hand basin, and a panelled bath. There is an independent electric shower over the bath including a shower rail. A PVC double glazed window, central heating radiator, tiling to the bathing areas with a decorative dado tile and a ceiling light.

OUTSIDE

To the front of the property there is a forecourt garden with a pedestrian gate.

REAR GARDEN

To the rear there is an enclosed courtyard which is

mainly paved with a raised brick planter and a pedestrian gate onto the rear lane. There is also a useful store and an outside WC.

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 via a combination type boiler. Age of boiler. 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

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.

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