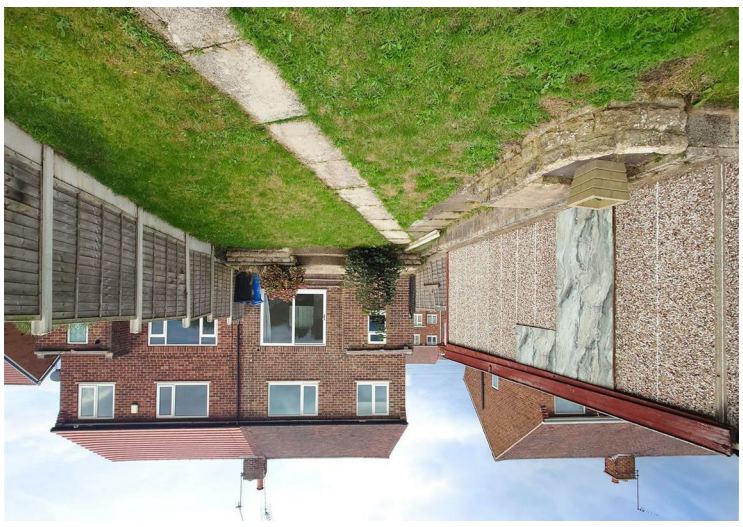
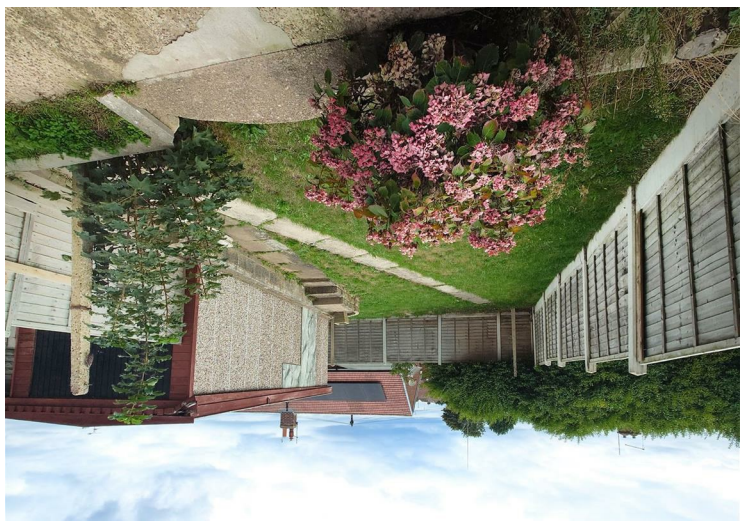

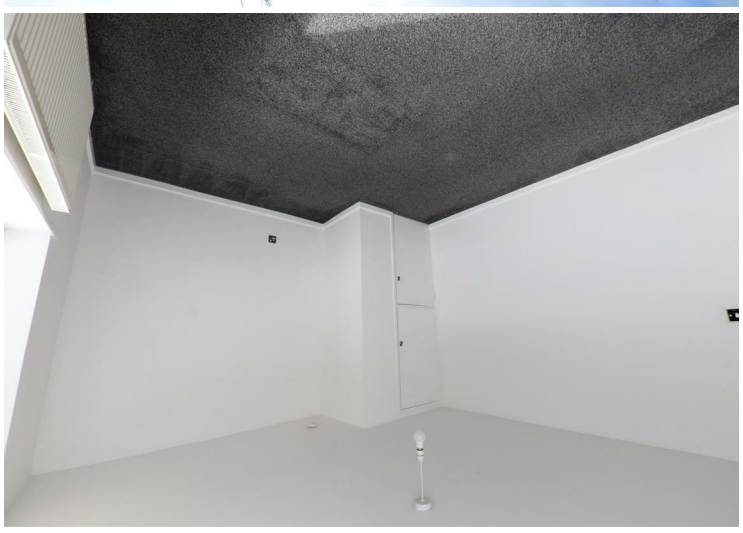
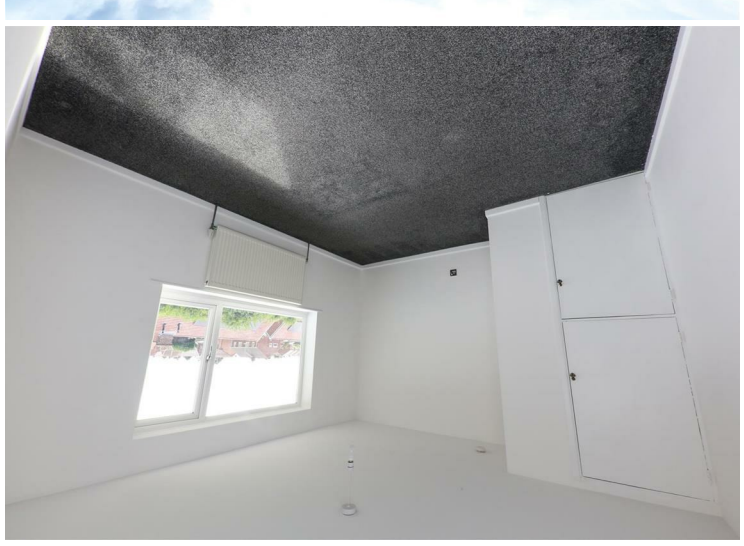

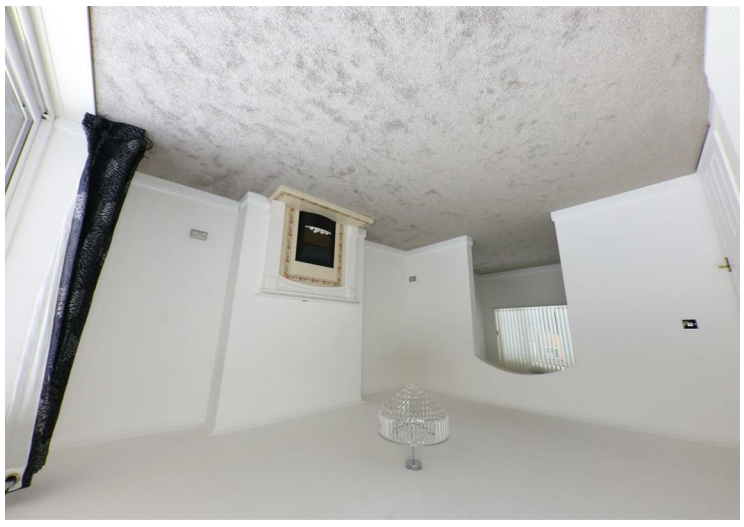

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horton knights

of doncaster

Whitby Road, Harworth, Doncaster, DN11 8QL

Guide Price £140,000 - £150,000

*****GUIDE PRICE £140,000 - £150,000*****

IMMACULATE 2 DOUBLE BEDROOM SEMI-DETACHED HOUSE / MODERN KITCHEN WITH HANDLESS DOORS / INTEGRATED COOKING APPLANCES / SPACIOUS LOUNGE AND SEPARATE DINING AREA OFF / MODERN BATHROOM AND SEPARATE WC / PRICED TO SELL / NO CHAIN //

First to view, will probably buy this immaculate 2 double bedroom semi detached house. The property benefits from gas radiator central heating system via a modern combination type boiler, PVC double glazing and briefly comprises: Entrance Hall with stairs to the first floor, spacious lounge with patio doors onto the rear garden, separate dining area and a modern white fitted kitchen with integrated cooking appliances. First floor landing, two good sized double bedrooms, bathroom and separate WC. Outside there is an integral store, front and rear gardens, a shared driveway which leads to a sectional garage. The property is well-placed with good access to local amenities including local shops, schools etc, plus easy access to the A1 and motorway network. Priced to sell. Early viewing recommended.

ACCOMMODATION
A PVC double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL
This is all smartly decorated, it has new vinyl flooring and a new stair carpet, a central heating radiator, ceiling light, and a door to an understairs storage cupboard.

LOUNGE
13'4" x 12'0" (4.06m x 3.66m)
A good sized reception room, it has PVC double glazed sliding patio doors which give access onto a patio and rear garden, a feature fireplace, a central heating radiator, coving and a ceiling light. A broad opening continues through into a separate dining room.

DINING ROOM
10'0" x 9'0" (3.05m x 2.74m)
This has a broad PVC double glazed window to the front, a central heating radiator, a central ceiling light, and coving to the ceiling.

IMMACULATE KITCHEN
7'10" x 6'10" (2.39m x 2.08m)
All smartly finished with a range of high and low level units finished with a white handless style cabinet door, a contrasting work surface and a tiled splashback. Integrated appliances include a four ring gas hob with an extractor hood above and an integrated oven. There is a single drainer stainless steel sink unit, a deep recess suitable for a washing machine with appropriate plumbing laid on, a PVC double glazed window and a ceiling light.

STAGE LANDING
This has a PVC double glazed window to the rear and continues up to the first floor landing.

FIRST FLOOR LANDING
This has an access point into loft space and doors to the bedrooms and bathrooms.

BEDROOM 1
12'0" x 11'3" (3.66m x 3.43m)
A good sized double bedroom, it has a PVC double glazed window to the rear, central heating radiator, central ceiling light, and a deep built-in storage cupboard.

BEDROOM 2
11'6" x 9'2" (3.51m x 2.79m)
A good sized second double bedroom, it has a PVC double glazed window to the front, central heating radiator and a central ceiling light.

MODEN BATHROOM
Fitted with a modern white suite that comprises of a panelled bath with a shower over including a glazed shower screen, a pedestal wash basin set into a vanity unit and modern tiling to the four walls. There is coordinating vinyl flooring, a contemporary style towel rail/radiator, a PVC double glazed window and a central ceiling light.

SEPARATE WC
This is fitted with a modern two-piece white suite comprising of a low flush WC, wash hand basin, a PVC double glazed window, vinyl flooring and a ceiling light.

OUTSIDE
To the front of the property there is a lawned garden, a shared driveway provides access to a detached sectional garage which has a metal up and over door.

REAR GARDEN
Again, a good size, all enclosed, it has concrete post and timber fencing to the perimeters. There is a concrete patio which extends across the rear elevation and leads down to a lawn. The property feels quite private from the rear, not directly overlooked from the first floor windows.

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 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 EE, Three, 02 and Vodafone.

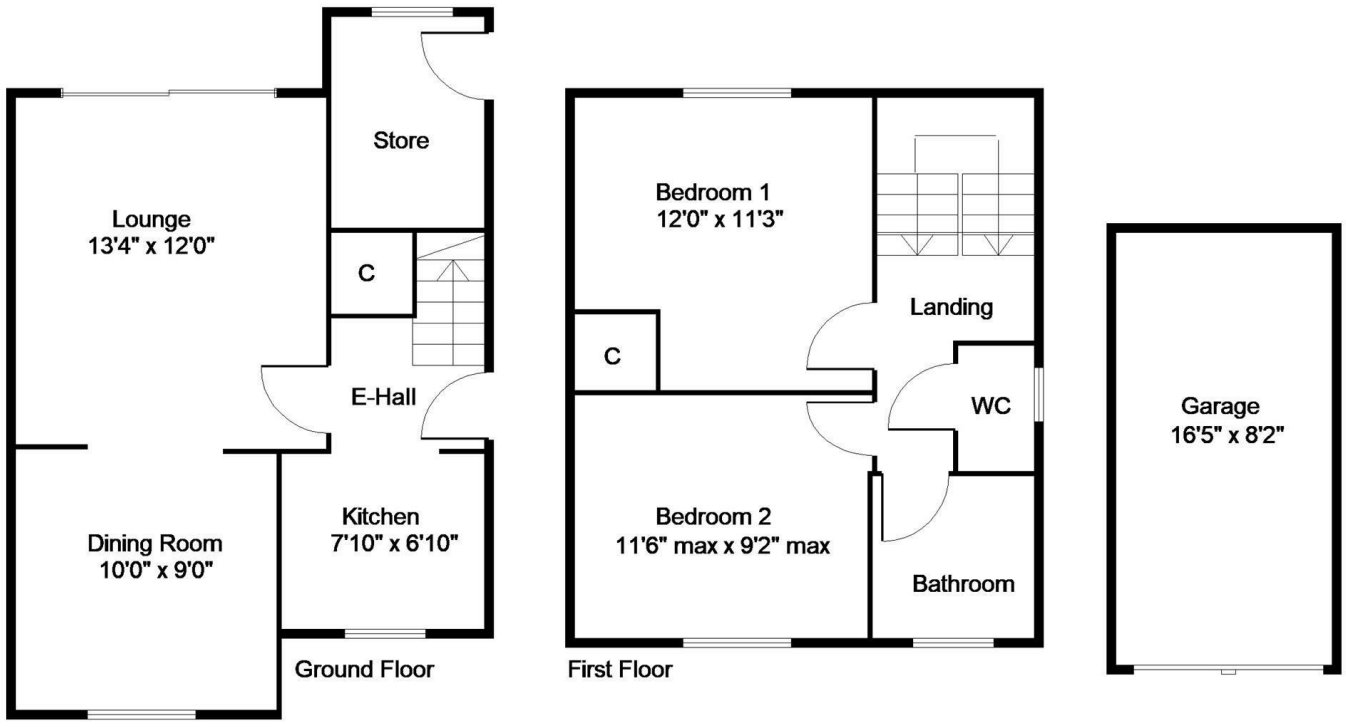
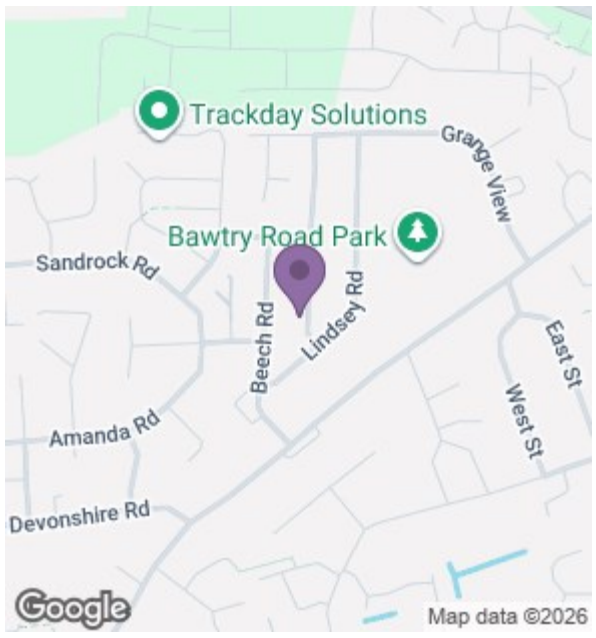
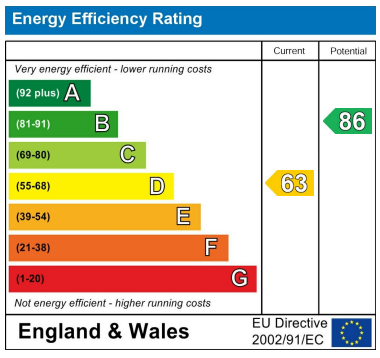
VIEWING - By prior telephone appointment with horton knights estate agents.

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.