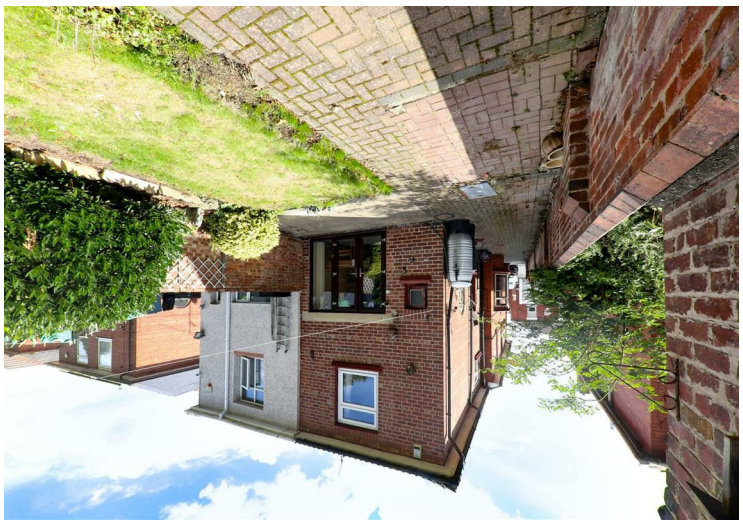

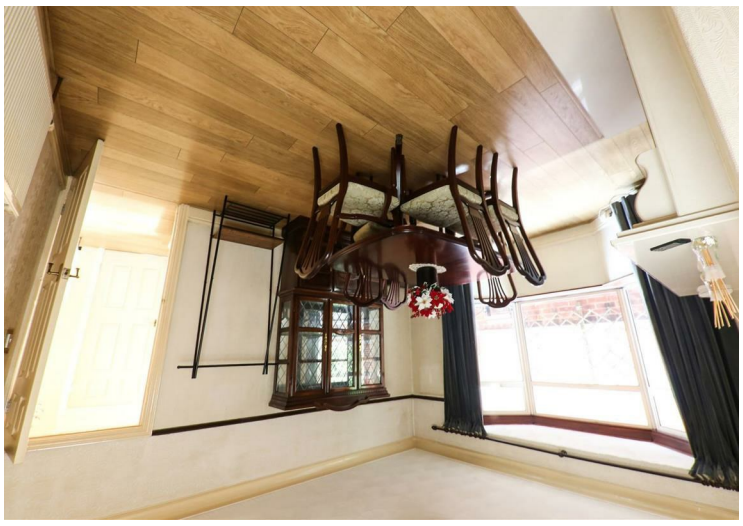

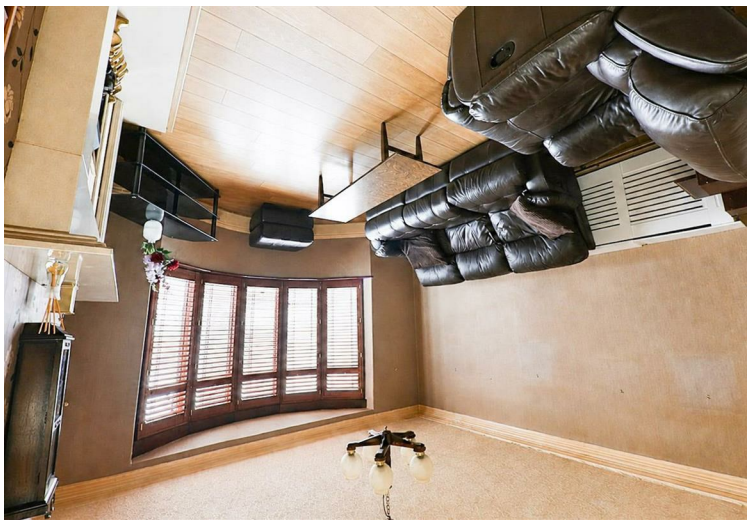

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Chequer Road, Hyde Park, Doncaster, DN1 2AN
Guide Price £145,000 - £155,000

*****GUIDE PRICE £145,000 - £155,000*****

A LARGE THREE BEDROOMED PERIOD STYLE SEMI DETACHED HOUSE / BEAUTIFUL PARKLAND VIEW TO THE REAR / SPACIOUS WELL APPOINTED ROOMS / GAS CENTRAL HEATING VIA A COMBI BOILER / DOUBLE GLAZING / GATED OFF ROAD PARKING / PERFECT FAMILY HOME / NO CHAIN //

Located on this popular City Centre roadway, a large period style three double bedroomed semi-detached house overlooking parkland to the rear. The property has a gas radiator central heating system, double glazing and briefly comprises. Entrance hall with period styled staircase to the first floor, two separate reception rooms and a large dining kitchen. First floor landing, three double bedrooms and a bathroom including jacuzzi, bath and shower. Outside attractive gardens the front provides off road parking, plus an external WC. A lovely position, within walking distance of the City Centre. Available with no upward chain. Viewing highly recommended.

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

ENTRANCE HALL
This has a staircase to the first floor accommodation with a feature period panelled staircase and a deep built-in understairs storage cupboard. There is a laminate floor covering, coat rail, ornate cornicing, central ceiling light and a door leading into a front facing lounge.

LOUNGE
14'6" into bay x 13'1" max (4.42m into bay x 3.99m max)
A beautiful room, it has a deep double glazed bay window with plantation blinds, a continuation of the laminate flooring, a feature fireplace with a living flame gas fire inset, ornate cornicing and a central heating radiator concealed behind a radiator grill.

DINING/LIVING ROOM
14'10" into bay x 12'3" (4.52m into bay x 3.73m)
A good useful second reception room. It has a broad double glazed bay window to the side elevation, a feature fireplace with inset living flame gas fire, laminate flooring, coving to the ceiling, a central ceiling light and a central heating radiator.

DINING KITCHEN
19'0" max x 11'9" max (5.79m max x 3.58m max)
Fitted with a range of high and low level units, finished with an oak coloured cabinet door and a contrasting work surface. There is a deep recess suitable for a range style cooker, which has a six ring top, including wok burners, two ovens, one warming drawer and further storage. There is a single drainer 1½ bowl stainless steel sink unit with a mixer tap. The work surfaces provide under counter space for a washing machine with appropriate plumbing, dryer etc. There is a double glazed window to the side, further PVC double glazed double opening doors which lead into the garden. The work surface extends to provide a peninsula with high level glazed cabinets over. To the far end there is space for a dining table. It is finished with a tiled floor throughout, a central heating radiator, two central ceiling spotlight fitments, plus a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems.

STAGE LANDING
This has a PVC double glazed window and stairs continuing to the first floor landing.

FIRST FLOOR LANDING
There is coving to the ceiling, a ceiling light, smoke alarm and doors leading off to the bedrooms and bathroom.

BEDROOM 1
13'1" x 12'3" (3.99m x 3.73m)
A large double bedroom, it has a double glazed window to the front, double panel central heating radiator, cornicing to the ceiling and a central ceiling light.

BEDROOM 2
12'0" x 11'10" (3.66m x 3.61m)
A large second double bedroom which enjoys the view over the park. There is a double panel central heating radiator, coving, central ceiling light and a PVC double glazed window.

BEDROOM 3
12'4" x 10'0" (3.76m x 3.05m)
Still a comfortable third double bedroom, it has a PVC double glazed window to the side, central heating radiator, coving, ceiling light and a telephone point.

HOUSE BATHROOM
This is fitted with a white suite that comprises of a jacuzzi style bath with mixer tap and shower over, a pedestal wash hand basin and a low flush WC. There is a PVC double glazed window, a ceiling light, a contemporary style towel rail/radiator and all finished with tiling to the four walls.

OUTSIDE
To the front there is an enclosed forecourt style garden. This has been part block paved and now provides gated off road parking with a decorative flower bed stocked with a variety of shrubs and plants.

REAR GARDEN
This is all nicely enclosed with brick walling to the perimeters. There is a central lawn with shaped flower beds and borders stocked with a variety of shrubs and plants and a useful timber shed. The rear garden enjoys a beautiful aspect with only parkland to the rear including maturing trees which provides excellent screening.

AGENTS NOTES:
TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band A.

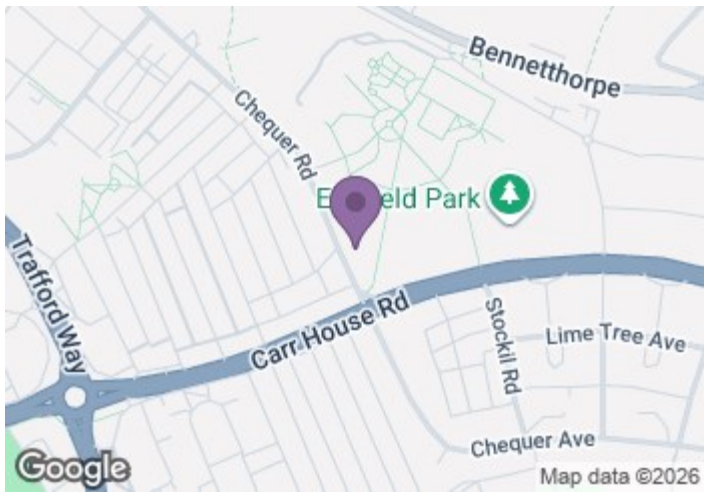
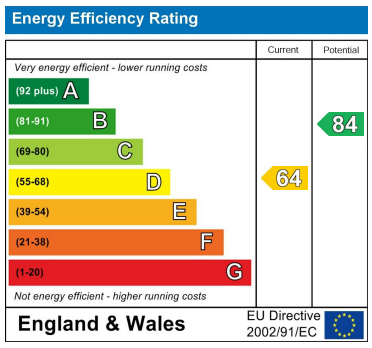
BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 mbps.

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

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.