

horton knights of doncaster

9 Jenkin Close, New Rossington, Doncaster, DN11 0ZH



JUST LISTED.....2 DOUBLE BEDROOM SEMI-DETACHED PROPERTY / GCH & PVC DOUBLE GLAZING / KITCHEN DINER / GROUND FLOOR WC / TWO DOUBLE BEDROOMS / HOUSE BATHROOM / REAR GARDEN / CLOSE TO AMENITIES AND TRANSPORT LINKS / VIEWING A MUST //

A lovely 2 double bedroom semi detached house which offers attractive modern living. It has a gas central heating system, pvc double glazing and briefly comprises: Entrance lobby, square shaped lounge, modern fitted dining kitchen and a downstairs WC. First floor landing, 2 double bedrooms and a modern white bathroom. Outside there is an enclosed rear garden. The property is located on this sought after development, within the village of Rossington close to many amenities, services and transport links. **EARLY INTERNAL VIEWING IS RECOMMENDED.**

Asking Price £160,000

ACCOMMODATION

ENTRANCE HALL

This has a staircase leading to first floor accommodation, ceiling light, and a door to the ground floor WC.

GROUND FLOOR WC

OPEN PLAN LIVING DINING KITCHEN

The living area has an outlook over the property's rear garden, courtesy of two timber casement double glazed doors. There are points for two radiators, a ceiling light and laminate flooring.

Within the dining area there is a further central heating radiator, continuation of laminate flooring, and this opens into the kitchen. Fitted with a range of base and wall units, there is space for a freestanding cooker and room for tall fridge freezers etc. There is single drain stainless steel sink unit, plumbing for an automatic washing machine, an extractor fan and a timber casement double glazed window. Concealed behind one of the corner cabinets is a wall-mounted gas fired combination type boiler, which supplies the domestic

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

HOUSE BATHROOM

OUTSIDE

REAR GARDEN

A good size which is all enclosed, although it will need some general maintenance.

AGENTS NOTES:

TENURE - FREEHOLD. Estate Charge - TBC

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC Double glazing where stated. Age of units 2021.

HEATING - Gas radiator central heating. Age of boiler 2021.

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

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