

horton knights of doncaster

sales
lettings
and service

Carr House Road, Doncaster, South Yorkshire, DN4 5AP
Offers Around £180,000



PRIME RESIDENTIAL ROADWAY POSITION / LARGE 3 DOUBLE BEDROOM SEMI DETACHED HOUSE / AMPLE PARKING FOR MANY CARS & GARAGE / 2 RECEPTION ROOMS PLUS LARGE PVC CONSERVATORY / LOVELY SOUTH FACING REAR GARDEN / PRICED TO SELL / EARLY VIEWING ESSENTIAL //

Occupying a lovely prime roadway position close to the City Centre, a large 3 double bedroom semi detached house. the spacious accommodation benefits from gas central heating, pvc double glazing and comprises: Entrance hall, two separate reception rooms and a large glass roofed conservatory, large fitted kitchen, landing, 3 double bedrooms and a bathroom. Outside is a nice wide frontage with ample parking and a detached garage, whilst the rear has a lovely Southerly and quite private feeling aspect. Superb location with easy access to all the city's amenities including shops, schools, the railway and bus stations. Early viewing is highly recommended.

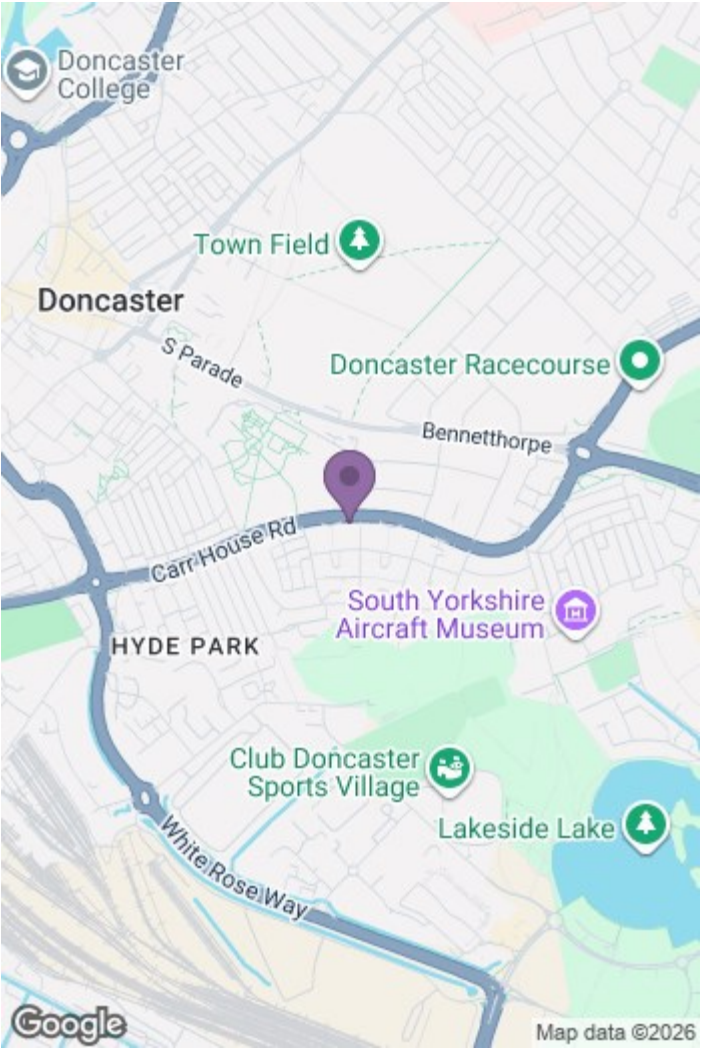
ACCOMMODATION
The property details are currently being prepared and will be available shortly. Should you wish to view the property please contact our office on 01302 760322.
ENTRANCE HALL
RECEPTION ROOM 1
RECEPTION ROOM 2
FITTED KITCHEN
CONSERVATORY
FIRST FLOOR LANDING
BEDROOM 1
BEDROOM 2
BEDROOM 3
HOUSE BATHROOM
OUTSIDE
REAR GARDEN
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 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

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	