
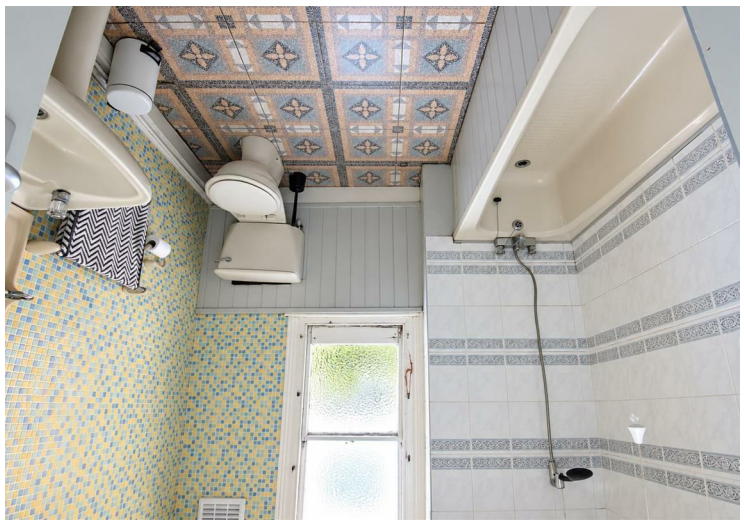
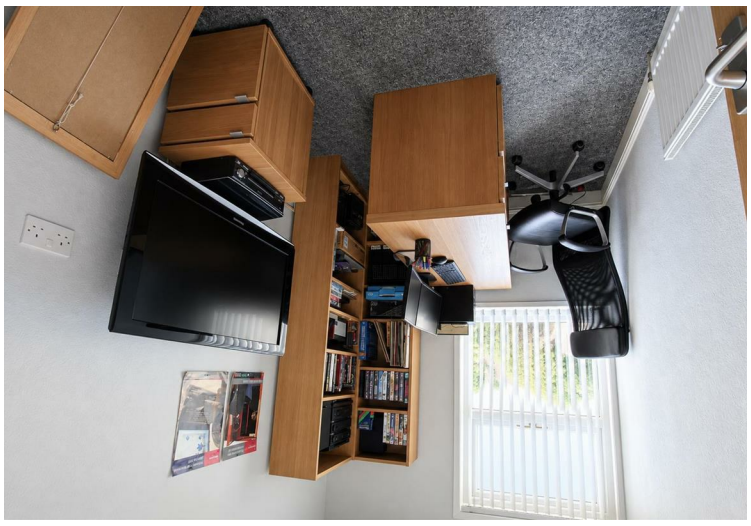

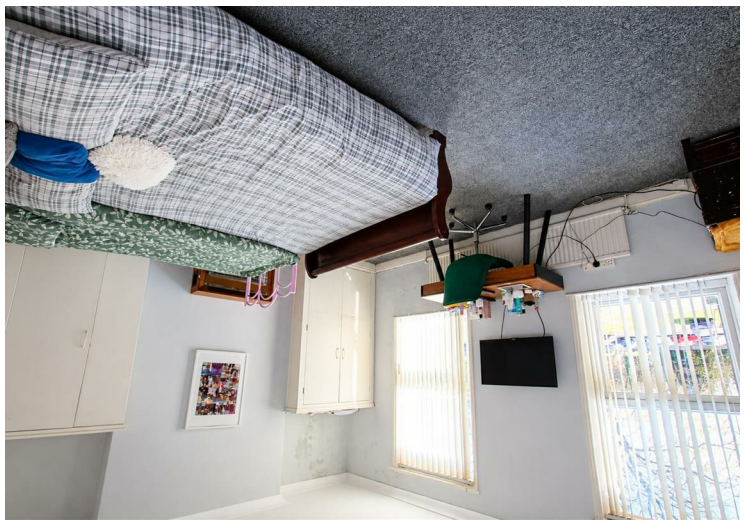

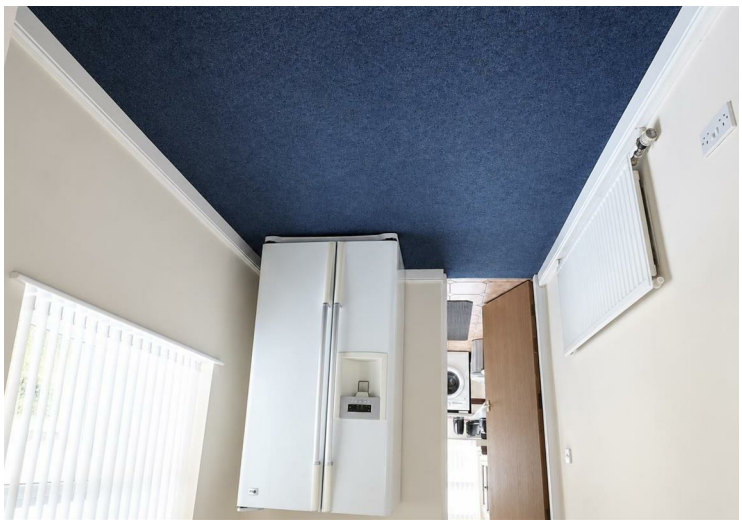



horton knights of doncaster

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Bennetthorpe, Bennetthorpe, Doncaster, DN2 6AA
Asking Price £169,950

A SPACIOUS 3 BEDROOM MID TERRACED HOUSE / LOVELY CENTRAL POSITION / WALKING DISTANCE TO CITY CENTRE / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / REAR COURTYARD GARDEN / EARLY VIEWING RECOMMENDED //

Located on this central roadway within walking distance of the city centre, amenities and Elmfield Park, a large 3 bedroom terraced house offering spacious accommodation over 2 floors. Fitted with gas central heating, PVC double glazing, it briefly comprises: Entrance hall, ground floor wc, 2 reception rooms, fitted kitchen, first floor landing, 3 bedrooms and a family bathroom. Outside to the front of the property is a forecourt style garden plus a courtyard style garden to the rear. Motivated seller therefore priced to sell and early viewing is highly recommended.

ACCOMMODATION
A traditional timber panelled entrance door leads into an entrance vestibule which continues into a longer entrance hall.

ENTRANCE HALL
This has coving to the ceiling, stairs to the first floor accommodation, a built-in understairs storage cupboard and a door which gives access into a ground floor WC. There is a further door leading through into the lounge.

GROUND FLOOR WC
This is fitted with a low flush WC, wash hand basin, and a PVC double glazed window.

LOUNGE
15'0" into bay x 12'10" (4.57m into bay x 3.91m)
An attractive front-facing reception room with a deep PVC double glazed bay window to the front, laminate flooring, coving to the ceiling and a central heating radiator.

DINING ROOM
13'8" x 13'1" (4.17m x 3.99m)
Again, a good size second reception room, it has a PVC double glazed window to the rear, central heating radiator, a wall mounted gas fire and coving to the ceiling. This continues into a breakfast area.

BREAKFAST AREA
9'1" x 7'6" (2.77m x 2.29m)
This has a PVC double glazed window to the side, central heating radiator, power laid on with a door into the kitchen.

KITCHEN
11'3" x 7'0" (3.43m x 2.13m)
The kitchen is fitted with a range of base wall units, it has a single drainer stainless steel sink unit, a recess and gas laid on for a gas cooker. There is plumbing for an automatic washing machine, two PVC double glazed windows, tiled flooring and a central heating radiator.

FIRST FLOOR LANDING
From here there are doors to the bedrooms and bathroom.

BEDROOM 1
16'9" x 12'9" (5.11m x 3.89m)
A lovely double bedroom, it has two PVC double glazed windows, a central heating radiator, coving to the ceiling and a built-in wardrobe set into the chimney recess.

BEDROOM 2
13'8" x 9'9" (4.17m x 2.97m)
This has a PVC double glazed window, central heating radiator, in-built wardrobe, coving and a ceiling light. From here a door continues into the bathroom.

HOUSE BATHROOM
Fitted with a three-piece suite that comprises of a panelled bath with a shower over, pedestal wash hand basin and a low flush WC. There is tiling to the walls and a timber casement sashed window.

BEDROOM 3
13'8" x 6'1" (4.17m x 1.85m)
This is currently been used as an office and has a PVC double glazed window, central heating radiator and a ceiling light.

OUTSIDE
To the front of the property there is a low level wall with attractive railing and an access gate.

REAR GARDEN
To the rear of the property there is an enclosed courtyard style garden, this has a low level brick walling, artificial grass with fencing to the perimeters.It should be noted that the properties along this stretch of Bennethorpe also has a beautiful outlook from the rear of the property which gives easy access to the cricket field and Town Fields.

AGENTS NOTES:
TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated and one timber casement window. Age of units various.

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

COUNCIL TAX - Band C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 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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