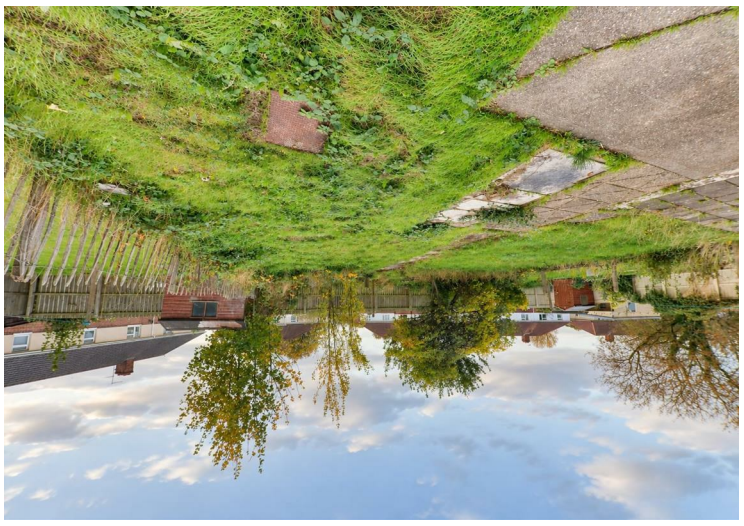
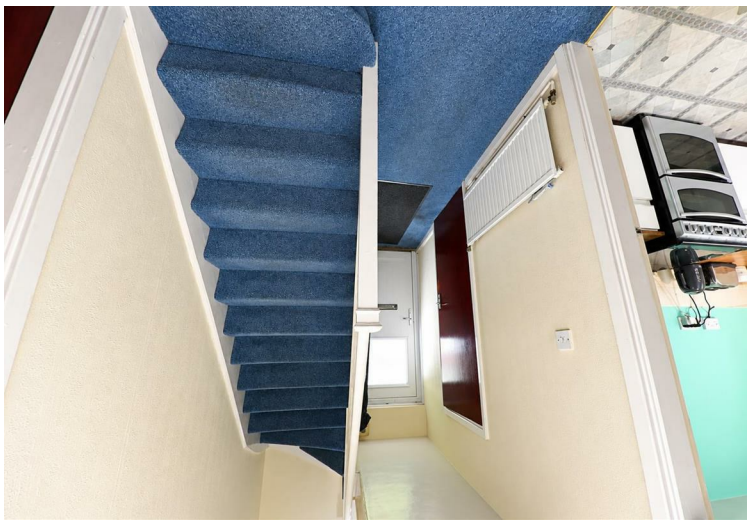










horton knights of doncaster

sales
lettings
and service



Carr House Road, Belle Vue, Doncaster, DN4 5DS
Offers Over £160,000

SPACIOUS 3 DOUBLE BEDROOM END HOUSE / LARGE WIDE GARDEN WITH OFF ROAD PARKING / PRIME CENTRAL ROADWAY POSITION / GAS CENTRAL HEATING & PVC DOUBLE GLAZING / SUPERB POTENTIAL / FANTASTIC FAMILY HOUSE / NO CHAIN / EARLY VIEWING ESSENTIAL //

This large 3 bedroom semi sits in a small crescent set back of this prime central residential roadway. It offers large well proportioned rooms, including 3 double bedrooms. It has a gas central heating system via a combination boiler, pvc double glazing and comprises: Entrance hall with a cloaks/wc off, large rear facing lounge, separate dining room or sitting room, large kitchen. On the first floor there are 3 large double bedrooms and a converted bathroom to a shower room. Outside are large end plot gardens with gated off road parking, the rear enjoys a lovely Southerly facing aspect. Well placed with access to local amenities including all the city centre shops, amenities including the bus and rail stations. NO CHAIN & THEREFORE EARLY VIEWING ESSENTIAL.

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

ENTRANCE HALL
This has a staircase to the first floor accommodation with a built-in understairs storage cupboard, central heating radiator, ceiling light and a door to ground floor WC.

GROUND FLOOR WC
Fitted with a modern low flush WC, a PVC double glazed window, central heating radiator, tiled floor and a ceiling light.

LOUNGE
15'0-" max x 11'0" max (4.57m-" max x 3.35m max)
An attractive rear facing reception room, it has a fireplace with an electric fire inset, a double panel central heating radiator, PVC double glazed window, ceiling light and a door leading into the kitchen which can also be accessed separately from the entrance hall.

DINING ROOM
12'0" x 10'0" (3.66m x 3.05m)
A good sized second reception room which could easily be used as a second sitting room. It has a PVC double glazed window to the front, central heating radiator and a central ceiling light.

FITTED KITCHEN
17'3" x 9'4" (5.26m x 2.84m)
This is a good size; it is fitted with a range of high and low level units finished with a work surface over. There is a recess suitable for a gas or electric cooker. There is a wall mounted gas fired combination type boiler which supplies the domestic water and central heating systems. A single drain stainless steel sink unit, plumbing for an automatic washing machine, space for tumble dryers, dishwashers, tall fridge freezers etc. There are two PVC double glazed windows to the side and rear elevations, a central heating radiator and a composite type double glazed exterior door.

FIRST FLOOR LANDING
There is a PVC double glazed window to the front, ceiling light, access into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1
15'0" x 11'0" (4.57m x 3.35m)
A very large double bedroom. It has a PVC double glazed window to the rear, a central heating radiator, a tall built-in cupboard and a ceiling light.

BEDROOM 2
12'0" x 9'10" (3.66m x 3.00m)
A second good sized double bedroom. It has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

BEDROOM 3
11'2" x 9'4" (3.40m x 2.84m)
A comfortable third double bedroom. It has a PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

SHOWER ROOM
This original bathroom has been remodelled to create a more modern shower room. It has a walk-in shower enclosure with a glass screen, a mains plumbed thermostatic shower including a rainfall shower head. A wash hand basin set into a vanity unit and a low flush WC, smartly finished with modern waterproof walling and tiles to the walls, a vinyl floor covering, a double panel central heating radiator and a PVC double glazed window.

OUTSIDE
The property enjoys a large corner plot; double gates provide vehicle access to a concrete driveway which provides ample car standing. It is all mainly lawned with privet hedging and fencing to the perimeters. The side garden opens directly into the rear garden.

REAR GARDEN
Again, this is a particularly good size. It enjoys a Southerly aspect, there is fencing to the perimeters, several maturing trees, all laid to lawn with a central pathway.

AGENTS NOTES:
TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, were stated. Age of units 6 years approx, to be confirmed,

HEATING - Gas radiator central heating via a combination type boiler. Age of boiler to be confirmed.

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.

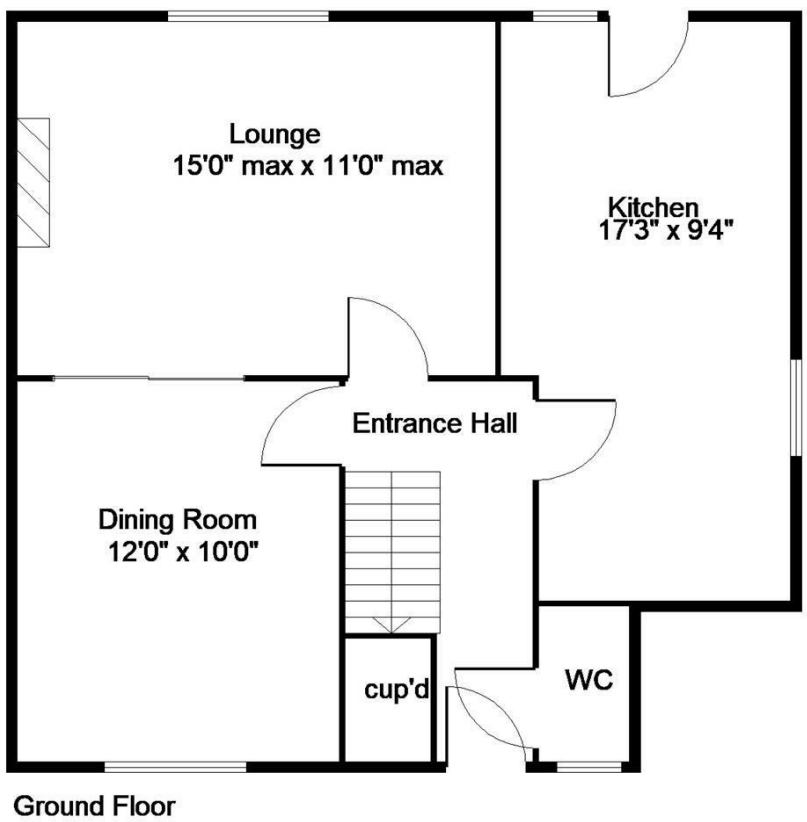
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

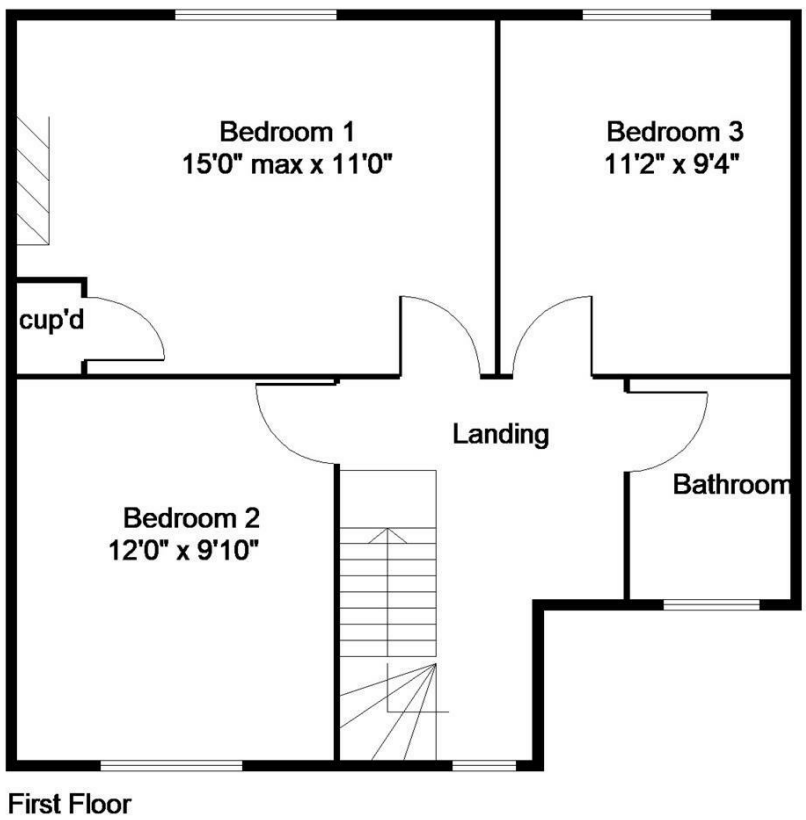
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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.



Ground Floor



First Floor



