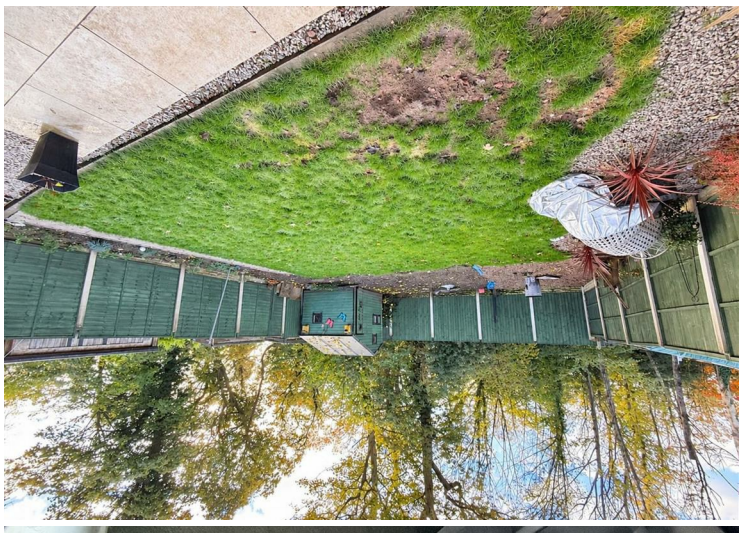
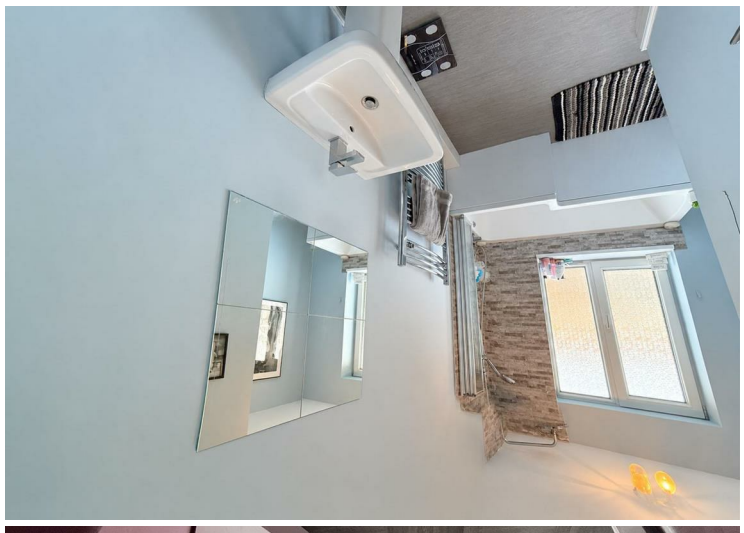
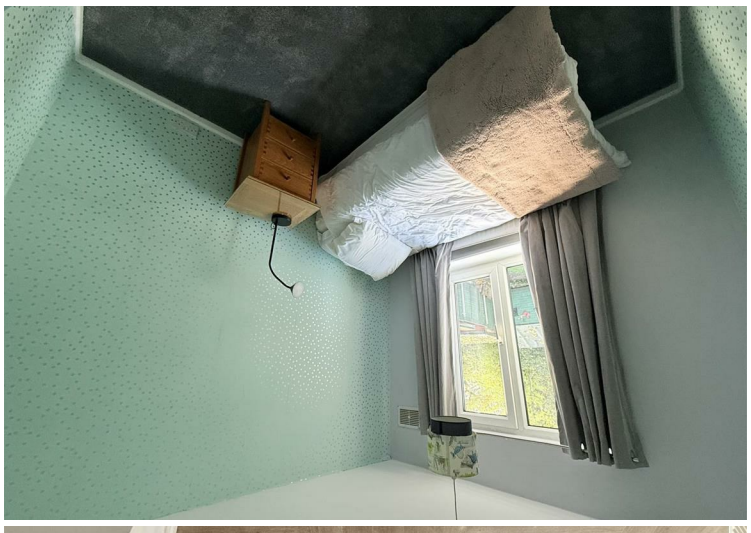
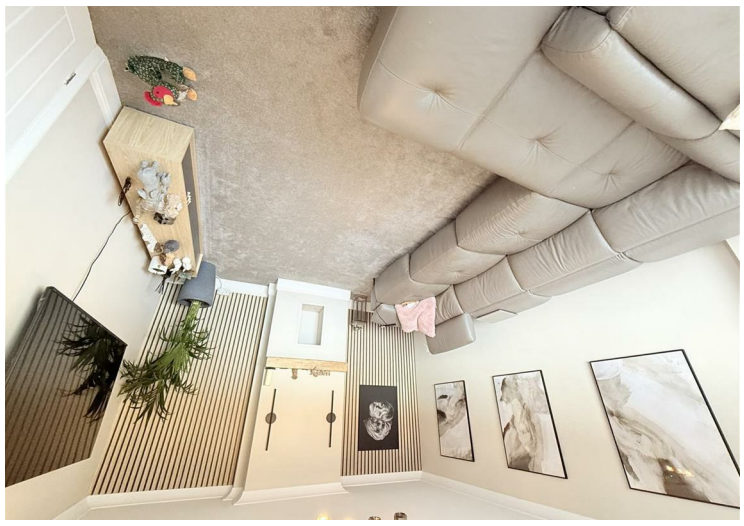







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Bardolf Road, Cantley, Doncaster, DN4 6LL
Guide Price £185,000 - £195,000

*****GUIDE PRICE £185,000 - £195,000*****

POPULAR RESIDENTIAL DISTRICT 3 BEDROOM END TERRACED PROPERTY / PVC DOUBLE GLAZING /GAS CENTRAL HEATING/SEPARATE LOUNGE / OPEN PLAN DINING KITCHEN / SIDE LOBBY / OUTSIDE WC / BRICK BUILT STORAGE SHEDS / 2 DOUBLE BEDROOMS & A LARGE SINGLE / HOUSE BATHROOM WITH MODERN SUITE / DRIVEWAY / LARGE ENCLOSED GARDEN / CLOSE TO AMENITIES / MUST BE VIEWED //

Set in this really popular residential district, this gable ended family home benefits from PVC double glazing and gas fired central heating via a combi boiler and comprises entrance hall, separate lounge, open plan kitchen, diner with central island and breakfast bar, side lobby with an outside WC and brick built storage sheds. First floor landing landing, two good sized double bedrooms, a large single bedroom and a family bathroom with a nice modern white suite. Outside the property has a front garden, driveway and a large enclosed rear garden with a wooded backdrop. Cantley as an area is a very well served location with plenty of amenities close by including schools, bus routes, post office and good access to Doncaster City centre. All in all, it's a good family home which must be viewed to be appreciated.

ACCOMMODATION
A double glazed composite style door gives access to an entrance hall.

ENTRANCE HALL
With stairs rising to the first floor, central heating radiator, wood style vinyl floor covering and doors leading off to the remaining ground floor accommodation.

LOUNGE
15'0" into bay x 11'10" (4.57m into bay x 3.61m)
This is well proportioned and has a PVC double glazed bay window to the front with a central heating radiator, coving to the ceiling and a feature chimney breast.

DINING KITCHEN
18'7" x 12'0" (5.66m x 3.66m)
The current owner has upgraded the dining kitchen to have a range of dark blue shaker style wall mounted cupboards and base units with a quartz style square edge work surface incorporating a 1½ bowl, stainless steel sink with tile splashbacks. The integrated appliances on offer include a brushed stainless steel four ring gas hob with matching splashback and an extractor hood above plus an electric fan assisted oven, matching brushed stainless steel microwave and an integrated low level fridge.

The central island has a breakfast bar finished in matching surface, a wood effect vinyl floor covering, central heating radiator, PVC double glazed window to the rear and double glazed French style doors giving access into into the rear garden. A door gives access to the side lobby.

SIDE LOBBY
The side lobby houses the gas combination boiler and gives access to the outhouses which include a storage shed and an outside WC. There are also double glazed windows to the rear and a PVC door giving access into the rear garden and there is light and electricity supplied.

FIRST FLOOR LANDING
This has access point to the loft space and doors leading off to the remaining accommodation.

BEDROOM 1
12'4" max x 12'1" max (3.76m max x 3.68m max)
A good sized double bedroom with a PVC double glazed window to the front, central heating radiator and coving to the ceiling.

BEDROOM 2
12'1" max x 11'1" max (3.68m max x 3.38m max)
A good sized double bedroom with a PVC double glazed window overlooking the rear garden, central heating radiator coving to the ceiling and a wood style vinyl floor covering.

BEDROOM 3
8'8" x 7'11" (2.64m x 2.41m)
For a third bedroom this is a really well proportioned room and again has a PVC double glazed window overlooking the rear garden and the woods to the rear with a central heating radiator.

HOUSE BATHROOM
Again, another generously proportioned room with a three piece white suite comprising of a low flush WC, pedestal wash hand basin and a 'P' shaped shower style bath with a mains plumbed shower above and shower screen.
The suite is all nicely finished with chrome style fittings including a wall mounted heated towel rail with a vinyl floor covering and a PVC double glazed window to the front.

OUTSIDE
To the front of the property there is a lawned garden with concrete post and timber fencing to the boundary and a gravel driveway. A timber door gives access to the side lobby which leads on into the rear garden.

REAR GARDEN
This is really nicely proportioned and has porcelain tiled style patio which is easily large enough to take table and chairs for the summer months.
This leads to a shaped lawn and the gravelled area at the far end of the garden.
There is two metre concrete post and timber fencing to the outer boundary with a timber storage shed/Wendy house and a wooded backdrop beyond the back fence giving a good degree of privacy.

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 10000 mbps and upload speeds of up to 10000 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.

