

horton knights of doncaster

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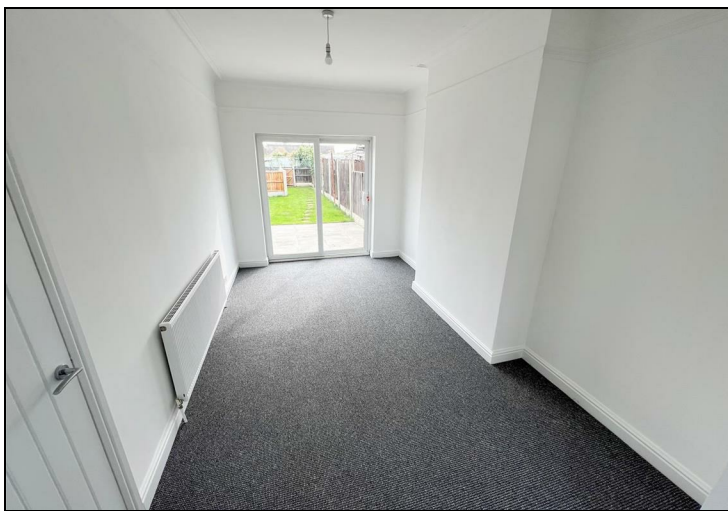
45 Station Road, Arksey, Doncaster, DN5 0SY



Offering ready to move into living, this recently refurbished and immaculately presented 3 bedroom traditional style terraced house.

The accommodation benefits from pvc double glazing, gas central heating and briefly comprises; Entrance hall, front facing lounge with a square opening into the dining room, modern fitted kitchen with utility room off, first floor landing, two large double bedrooms, a good sized single bedroom and a bathroom fitted with a modern white suite. Outside the property is fore courted to the front with a well proportioned rear garden and off street parking to the rear. The property sits in this well regarded village near Doncaster and offers good access to range of amenities. NO ONWARDS CHAIN.... viewing could not be more highly recommended to appreciate all this property has to offer.

Offers Over £139,000



ACCOMMODATION

A pvc double glazed entrance door with double glazed side screen gives access into the property's entrance hall.

ENTRANCE HALL

Having a double panel radiator, a built in cupboard housing the meters, stairs rising to the first floor and doors leading off to the ground floor accommodation.

LOUNGE

3.89m into bay x 3.18m (12'9" into bay x 10'5")

Having a pvc double glazed bay window to the front, original style coving, picture rail and a single panel central heating radiator. A square opening leads into the dining room.

DINING ROOM

4.52m x 2.82m (14'10" x 9'3")

Once again, this is a lovely bright space, with pvc double glazed sliding patio doors giving access onto the rear garden, a single panel central heating radiator, original style coving and picture rail.

MODERN FITTED KITCHEN

3.51m x 2.11m (11'6" x 6'11")

The kitchen is immaculately fitted with a range of modern style wall mounted cupboards and base units finished with high gloss doors with brushed aluminum handles and a wood style rolled edge work surface over. The integrated appliances on offer include an electric oven with brushed stainless steel four ring gas hob, matching splashback and extractor hood above, free standing washing machine and low level fridge (both included in the sale price) and a single bowl stainless steel sink unit. There is a walk in understairs storage cupboard, a central heating radiator, a pvc double glazed window to the rear, a pvc door giving access into the rear garden and a wood effect vinyl floor covering.

UTILITY ROOM

Having a rolled edge work surface, wood effect vinyl floor covering and two single glazed windows to the side elevation.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

Having doors leading off to the bedrooms and bathroom.

BEDROOM 1

5.11m into bay x 2.95m (16'9" into bay x 9'8")

A lovely sized double bedroom, having a large pvc double glazed bay window to the front elevation, a central heating radiator and picture rail to the walls.

BEDROOM 2

3.58m x 2.82m (11'9" x 9'3")

Another good sized double bedroom, it has a pvc double glazed window to the rear, coving to the ceiling and a central heating radiator.

BEDROOM 3

3.23m max x 2.03m (10'7" max x 6'8")

An excellent sized single room, with a pvc double glazed window to the front, a central heating radiator and housing a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems.

HOUSE BATHROOM

The bathroom is fitted with a white suite comprising of a low flush w/c, pedestal wash hand basin and a panelled bath. There is full ceramic tiling to the walls and floor, a central heating radiator and a pvc double glazed window to the rear.

OUTSIDE

To the front of the property, there is a fore court area laid with gravel and a paved access pathway leading to the front entrance door.

REAR GARDEN

To the rear of the property there is a nice sized garden, having a paved patio leading to a shaped lawn with concrete posts and timber fencing to the outer boundary. To the rear of the garden there is a floated concrete driveway providing off street parking if required.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with PVC double glazing, where stated.

HEATING - The property has a gas radiator central heating system fitted via a combination type boiler.

COUNCIL TAX - This property is Band A.

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.

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