



sales
lettings
and service

horton knights of doncaster



Town Fields, Doncaster, DN1 2JG
Offers Around £215,000

An ELEGANT and HIGHLY DESIRABLE period 3 double bedroom, 2 storey DUPLEX GARDEN APARTMENT overlooking Town Fields.

An internal viewing is absolutely essential to appreciate the space, size and style of this gorgeous period conversion which retains many period fittings, sympathetically embellished for modern living. The property has boarded flooring throughout the entrance hall has a feature returned staircase giving access to the upper floor including a galleried half landing, beautiful front facing lounge with a deep bay window and door onto a front facing balcony, large double bedroom 3 or separate sitting room, an informal living/ dining/ kitchen with an open fire and a ground floor shower room. Upper floor landing, two further large double bedrooms and a beautiful bathroom with a jacuzzi style bath. Outside to the front there is a walled lawn garden with maturing trees along the front boundary providing privacy and screening, several brick stores and a detached brick garage. All located within walking distance of the centre, and all its amenities, perfect for a 'discerning townie'.

ACCOMMODATION

A traditional panelled entrance door leads into an elegant entrance hall.

ENTRANCE HALL

This has a pvc double glazed window to the side and 3 steps up to a landing area where there is a feature staircase giving access to the first floor accommodation with a spindled banister rail. There is also a built in understairs storage cupboard, a double panel central heating radiator, modern laminate flooring and ornate cornicing. This opens into a long inner hall.

LONG INNER HALL

With a further central heating radiator, spotlighting, feature pendant lighting and ceiling coving. A door from here leads into a front facing lounge.

LOUNGE

18'0" x 17'9" (5.49m x 5.41m)

A beautiful and elegant front facing reception room, having a broad pvc double glazed bay window which over looks Town Fields itself, laminate floor covering, a feature fireplace, a double panel central heating radiator, coving, ornate ceiling rose and door to a little recessed portico style balcony with balustrade perfect for a little table and chair in the summer months.

SEPARATE SITTING ROOM/ BEDROOM 3

15'7" x 13'9" (4.75m x 4.19m)

Again, a good size, it has a pvc double glazed window to the side, a double and a single panel central heating radiator, laminate flooring, ornate cornicing and a pendant light.

LIVING/ DINING/ KITCHEN

30'0" x 12'9" into bay (9.14m x 3.89m into bay)

Probably better demonstrated by the photographs and floorplan. There is an informal sitting area with a deep pvc double glazed bay to the side, a central heating radiator, a period fireplace with ceramic hearth and open fire, laminate flooring and this continues into the kitchen.

Fitted with a range of high and low level units finished with a high gloss cabinet door, a contrasting roll edge work surface, a single drainer one and a half bowl stainless steel sink unit, a deep recess suitable for a range style cooker with stainless steel splashback and an extractor hood above. Ample room and plumbing for an American style fridge freezer, plumbing for a dishwasher, a double panel central heating radiator, laminate flooring, inset spotlighting to the ceiling and two further pvc double glazed windows.

SHOWER ROOM

16'8" x 4'9" (5.08m x 1.45m)

A beautiful contemporary shower room which has a walk in shower enclosure, wash basin set onto a marble vanity top and a low flush w/c. There is tiling to the walls and floor, a contemporary style polished chrome towel rail, additional central heating radiator and a built in utility cupboard which has plumbing for an automatic washing machine and space for a tumble dryer over the top.

STAGE LANDING

A nice wide staircase which leads to a stage landing with balustrade to the top landing where there is a feature pendant light fitting and a door which opens onto the landing.

There is a bordered floor, sky light, access into the loft, pendant light and a central heating radiator.

BEDROOM 1

15'0" x 12'4" (4.57m x 3.76m)

A large double bedroom with fitted wardrobes set into the eaves, a pvc double glazed window, a central heating radiator, boarded floor and a central ceiling light.

BEDROOM 2

14'6" x 13'0" (4.42m x 3.96m)

A large second double bedroom, it has a pvc double glazed window to the side, in built wardrobes and storage, boarded floor, a central heating radiator and a pendant light.

HOUSE BATHROOM

24'1" x 10'6" (7.34m x 3.20m)

Fitted with a modern contemporary styled three corner Jacuzzi style bath, contemporary feature glass wall hung wash basin and a low flush w/c. There is a double panel central heating radiator, a contemporary style towel rail/ radiator, a double glazed velux window and to the far end there is a utility area with space for a tumble dryer etc.

OUTSIDE

There is a large garden, principally lawned with shaped flower beds and borders stocked with a good variety of maturing shrubs and plants. There is a timber fence to the front, brick walling to the sides and a further pedestrian walkway which continues along the side and gives access into the rear.

REAR GARDEN

There is a garage and additional cellar storage in the basement.

AGENTS NOTES:

TENURE - LEASEHOLD. The owner has informed us the property is Leasehold. Further details to follow.

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

HEATING - The property has a gas radiator central heating system fitted.

COUNCIL TAX - This property is Band C

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.

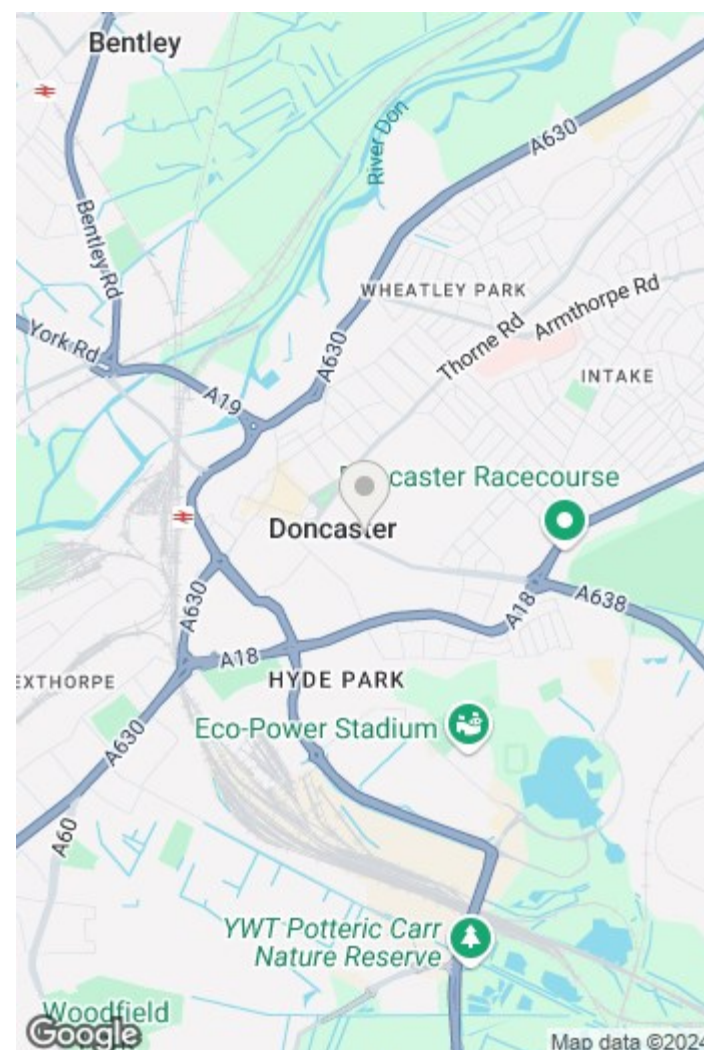
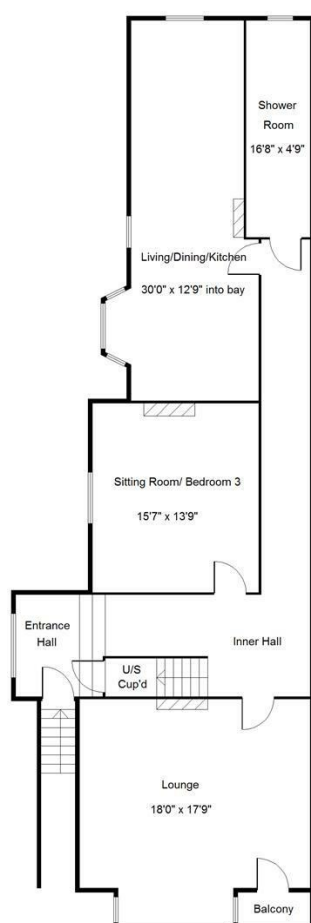
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	66	EU Directive 2002/91/EC	53
England & Wales		England & Wales	