

sales
lettings
and service

horton knights of doncaster



Carr House Road, Hyde Park, Doncaster, DN4 5ER
Offers Over £155,995

2 BEDROOM DETACHED/ EN-SUITE/ CITY CENTRE LOCATION/ EX-SHOW HOUSE/ LARGE DETACHED GARAGE INC. EXTRA WC/ SOUTHERLY FACING REAR GARDEN. VIEWING ESSENTIAL.

Within walking distance of the city centre, an immaculate 2 bedroom former show house offering 'ready to move into living'. Gas central heating via a combination type boiler, pvc double glazing, alarm system and briefly comprises: Entrance hall, attractive front facing lounge, lovely modern dining kitchen with access onto the South facing rear garden, ground floor wc and large storage cupboard, landing 2 good sized bedrooms, en-suite shower room plus a house bathroom. Large brick garage with separate wc, Lovely enclosed rear garden, designed for easier and lower maintenance. Offered with NO UPWARD CHAIN.....VIEWING ESSENTIAL.

ACCOMMODATION

A canopy gives shelter to a composite style double glazed entrance door which leads into the entrance hall.

ENTRANCE HALL

There is a staircase leading to the first floor accommodation, a central heating radiator, a central ceiling light, a smoke alarm and a door into the lounge.

LOUNGE

12'6" x 10'4" max (3.81m x 3.15m max)

An attractive front facing reception room. It has a broad PVC double glazed window to the front, a central heating radiator, coving, modern laminate flooring and a media wall plate including TV aerial points etc. A doorway from here leads into the dining kitchen.

DINING KITCHEN

14'0" x 12'3" max (4.27m x 3.73m max)

All smartly fitted with a range of modern high and low level units finished with white cabinet doors and a contrasting roll edge work surface. There is a four ring gas hob with a stainless steel splashback and matching extractor hood, an integrated oven, plumbing for an automatic washing machine and room for a fridge freezer. Concealed behind one of the corner cabinets, there is wall mounted gas fired combination type boiler which supplies the domestic hot water and the central heating system. There is a PVC double glazed window and a PVC double glazed door which gives access to the rear garden, a double panel central heating radiator, vinyl flooring, two central ceiling lights and an access to a deep useful understairs storage cupboard which has a light inset.

GROUND FLOOR W/C

Fitted with a modern two piece white suite comprising of a low flush W/C, a floating wash hand basin, a central heating radiator, vinyl flooring, a central ceiling light and an extractor fan.

FIRST FLOOR LANDING

There is an access point into the loft space, a smoke alarm, a central ceiling light and doors leading to the bedrooms and bathroom.

BEDROOM 1

14'0" x 11'10" max (4.27m x 3.61m max)

A large double bedroom, it has a PVC double glazed window to the front, a central heating radiator and fitted wardrobes concealing hanging rail and storage with a matching drawer unit. There is also a deep storage cupboard with a radiator installed and shelving perfect for linen storage etc. A pocket style door gives access to the en suite shower room.

EN SUITE SHOWER ROOM

This has a full sized shower enclosure which includes an electric shower, appropriate tiling, a floating wash hand basin, a low flush W/C, vinyl flooring, a PVC double glazed window, a ceiling light, an extractor fan and a central heating radiator.

BEDROOM 2

13'10" x 9'2" max (4.22m x 2.79m max)

A good sized second double room, it has a PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

HOUSE BATHROOM

This is fitted with a modern white suite comprising of a panelled bath with tiled splashbacks, a pedestal wash hand basin and a low flush W/C. There is a PVC double glazed window, extractor fan, a central ceiling light, vinyl flooring and a central heating radiator.

OUTSIDE

Outside to the front of the property there is a forecourt garden, a side driveway which provides car standing and in turn leads to an attached brick garage.

BRICK GARAGE

22'6" x 9'0" max (6.86m x 2.74m max)

This has a metal up and over door and power and light laid on. It is a particularly large garage and was a former office, it also now houses a separate W/C and wash hand basin, perfect for BBQ's and outside entertainment.

REAR GARDEN

A south facing garden enclosed with timber fencing and brick walling to the perimeter. It is mainly lawned with a paved patio sitting area extending across the rear elevation.

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

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.

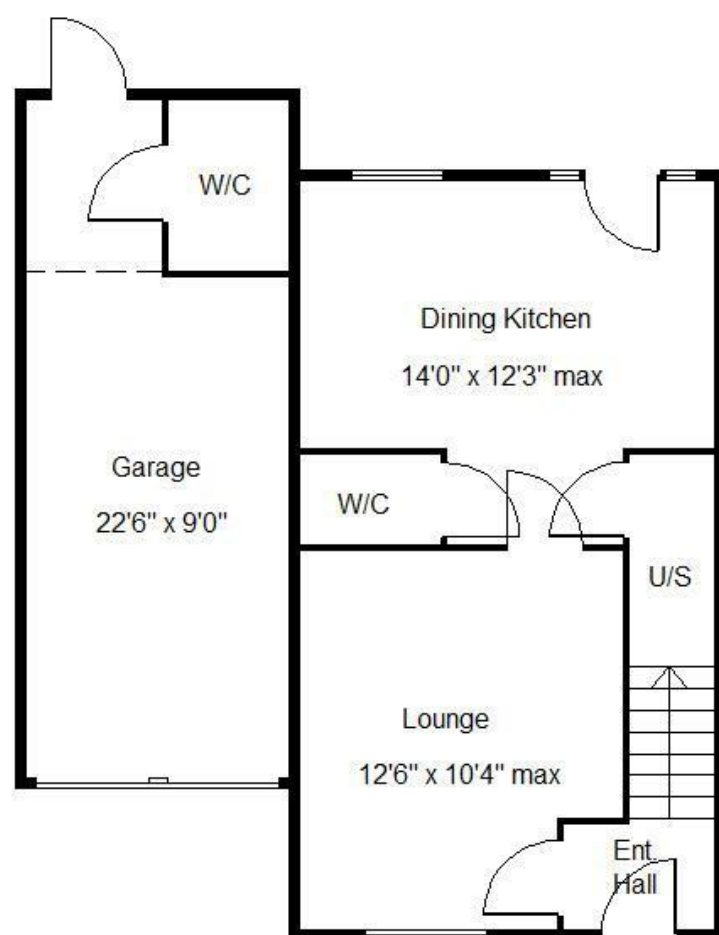
Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

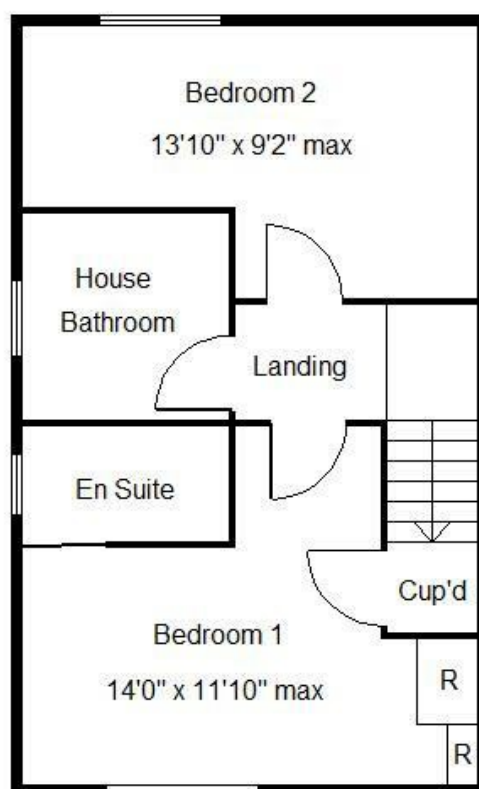
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	