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Ryton Way, Bessacarr, Doncaster, DN4 6PS
Guide Price £165,000

A BEAUTIFUL 2 BEDROOM DETACHED BUNGALOW/ POPULAR RESIDENTIAL CLOSE FOR OVER 55's/ IMMACULATE CONDITION THROUGHOUT/ CONTEMPORARY KITCHEN/ MODERN SHOWER ROOM/ VIEWING ESSENTIAL/

An internal inspection is highly recommended to fully appreciate all this immaculate and ready to move into bungalow has to offer. Gas radiator central heating system via a Worcester condensing boiler, PVC double glazing and briefly comprises; entrance into a long hall, a spacious lounge, modern fitted dining kitchen with integrated appliances, 2 good sized bedrooms and a modern shower room. Low maintenance gardens, off road parking and a shed. The property is well placed with access to local amenities within Bessacarr including local shops etc. plus access Lakeside retail and leisure and the City Centre.

ACCOMMODATION

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

ENTRANCE HALL

This is all smartly finished with modern neutral decorations, there is a central heating radiator, an access point into the loft space and a door into a built in cupboard which has coat hanging rails and storage.

LOUNGE

13'7" x 11'2" (4.14m x 3.40m)

An attractive front facing reception room with a broad PVC double glazed window to the front, a central heating radiator, coving, a central ceiling light and a feature fireplace with an electric fire inset.

DINING KITCHEN

12'6" x 8'4" (3.81m x 2.54m)

Fitted with a range of modern high and low level units finished with a white high gloss cabinet door, a chrome handle trim and a coordinating work surface. There is an integrated four ring ceramic induction hob with an extractor hood above and an integrated oven beneath. There is plumbing and space for an automatic washing machine, room for a tall fridge freezer and a single drainer stainless steel sink unit with a contemporary style mixer tap. Concealed behind a corner cabinet is a wall mounted gas fired boiler which supplies the domestic hot water and central heating systems. There is a PVC double glazed window, vinyl flooring within the kitchen area and carpet in the dining area and a PVC double glazed exterior door.

BEDROOM 1

13'3" x 8'10" (4.04m x 2.69m)

A lovely double bedroom, it has a PVC double glazed window with an outlook to the rear, a central heating radiator, coving and a central ceiling light.

BEDROOM 2

8'10" x 8'0" (2.69m x 2.44m)

A comfortable second bedroom, it has a PVC double glazed window to the front, a central heating radiator, coving and a central ceiling light.

CONTEMPORARY SHOWER ROOM

All smartly finished, it has a modern walk in shower enclosure with a glazed shower screen, a thermostatic shower, a wash hand basin, a low flush W/C, a central heating radiator, flooring, a PVC double glazed window and a central ceiling light. There is also a tall built in cupboard which houses a hot water cylinder with linen storage above and it includes an immersion heater.

OUTSIDE

To the front of the property there is a pebbled hard landscaped garden area finished with decorative stones and ornamental walls, there is a side driveway which provides car standing and there is gated access into the property's rear garden.

REAR GARDEN

A good sized, yet manageable garden, all hard landscaped with a paved patio and sitting area. Large timber storage shed.

AGENTS NOTES:

TENURE - LEASEHOLD. The property is Leasehold. The lease is for 125 years starting from 1997 (99 years remaining). The property has no ground rent

and the service charge is an estimate of £85pcm (awaiting confirmation of exact figure). Buyers will purchase a 75% share of the property at the sale price.

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

HEATING - The property has a gas radiator central heating system fitted via a Worcester condensing boiler.

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.

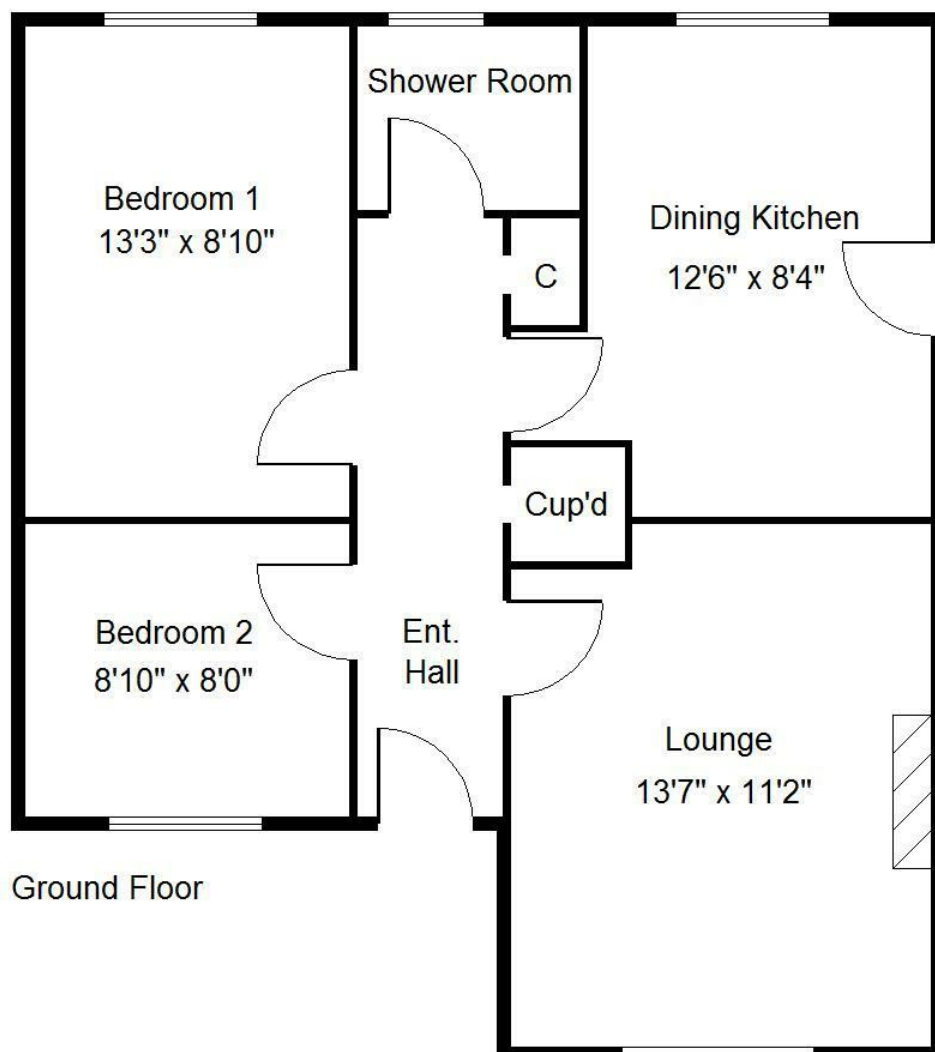
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	