



horton knights of doncaster sales
lettings
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Almond Road, Cantley, Doncaster, DN4 6PH
Price £140,000

GOOD SIZED 2 DOUBLE BEDROOM SEMI/ MODERN OPEN PLAN DINING KITCHEN WITH INTEGRATED COOKING APPLIANCES/ OFF ROAD PARKING/ GOOD SIZED REAR GARDEN/ POPULAR LOCATION/ VIEWING ESSENTIAL//

Located on this popular roadway, a lovely 2 bedroom semi detached house. The property has undergone a comprehensive amount of work, in recent years, much of it not visible including the removal of asbestos at a cost of £4,500. Gas radiator central heating via a modern combination type boiler (2021), PVC double glazing and briefly comprises: Entrance hall with stairs to the first floor, attractive lounge, open plan dining kitchen with double doors onto the rear garden, landing, 2 good sized bedrooms and a bathroom with shower. Outside there is off road parking to the front, plus an enclosed rear garden. Good access to local shops, well regarded schools and access to Doncaster Centre and Lakeside retail and leisure. **VIEWING ESSENTIAL.**

ACCOMMODATION

A PVC double glazed entrance door with fan light over leads into the property's entrance hall.

ENTRANCE HALL

With a staircase leading to the first floor accommodation, a central ceiling light and a meter cupboard housing the fuse box etc.

LOUNGE

13'0" x 12'4" (3.96m x 3.76m)

A door from the entrance hall leads into the lounge. This is an attractive room, it has a broad PVC double glazed window to the front, a central heating radiator, modern laminate flooring, coving to the ceiling and a central ceiling light.

DINING KITCHEN

16'2" x 9'11" (4.93m x 3.02m)

The kitchen is fitted with a range of high and low level units finished with a rolled edge work surface. There is a composite 1 1/2 bowl sink unit with a mixer tap, a four ring gas hob, an integrated oven, and plumbing for an automatic washing machine. There is also a continuation of the laminate flooring, a PVC double glazed window to the side, a central heating radiator, PVC double glazed double opening doors in the dining area which lead out into the property's rear garden, coving, two ceiling lights, a deep built in understairs storage pantry style cupboard and a further PVC stable type door which gives access to the side and rear of the property.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side, a central ceiling light, access into the loft space via a timber loft ladder which provides useful storage, there is also a passive ventilation system and doors leading off to the remaining accommodation.

BEDROOM 1

12'7" x 11'1" (3.84m x 3.38m)

With a broad PVC double glazed window to the front, a central heating radiator, coving, a ceiling light and two inbuilt cupboards.

BEDROOM 2

12'0" x 9'6" (3.66m x 2.90m)

A second smaller double bedroom, it has a PVC double glazed window to the rear, a central heating radiator, a pendant light and a smoke alarm.

BATHROOM

Fitted with a suite that comprises of a panelled bath with a shower over including a shower rail, a wash basin and a low flush W/C. There is tiling to the four walls, a PVC double glazed window, vinyl flooring, a central heating radiator and a ceiling light.

OUTSIDE

Outside to the front there is a garden which now provides off road parking.

REAR GARDEN

To the rear of the property, there is an attractive enclosed garden with fencing to the perimeters, there is a patio and sitting area which opens onto a good sized lawn.

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 that

was installed in 2020 with approx 7 years warranty.

ADDITIONAL INFORMATION - Asbestos was removed via contractors in July 2023 at an approx cost of £4,500. PVC fascias and guttering were replaced in December 2023 with a 10 year warranty.

COUNCIL TAX - This property is Band A.

BROADBAND - Ultrafast broadband is available, with download speeds of up to 1000mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage available with EE, Three, Vodafone and O2, however data services may not be available with O2 and networkers under O2.

VIEWING - By prior telephone appointment with horton knights estate agents.

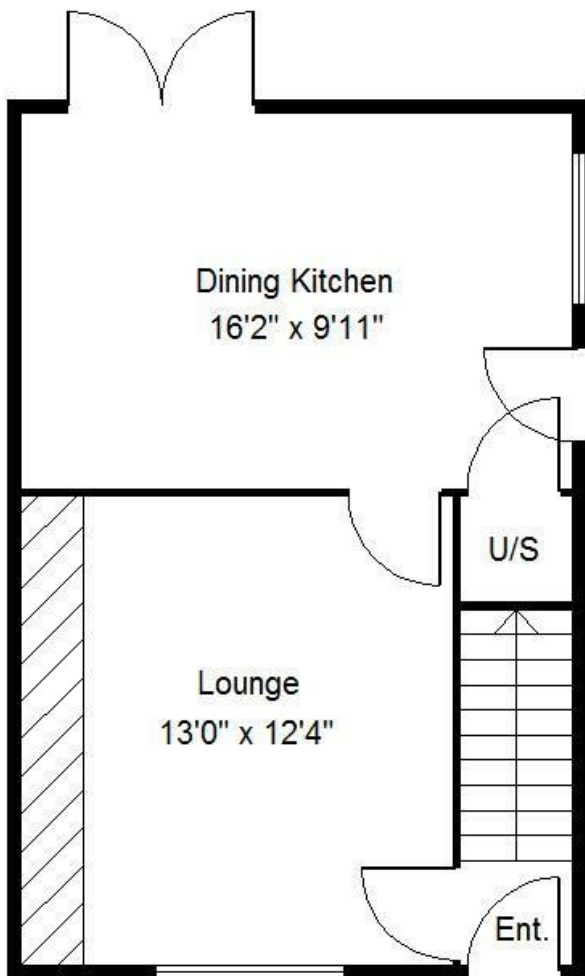
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

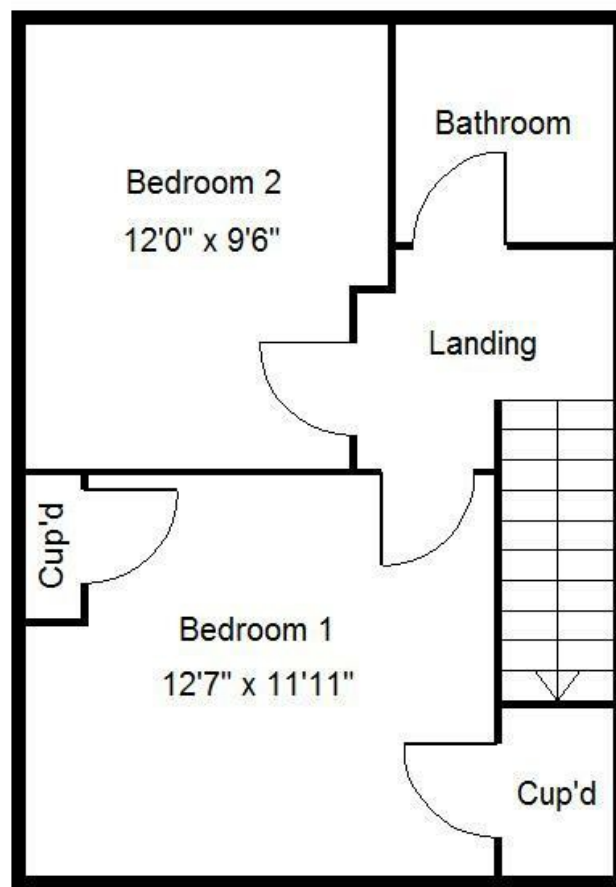
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Ground Floor



First Floor

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | 73 | |
| (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 | |

