

# horton knights of doncaster

35 Exchange Street, Doncaster, DN1 3QW



This very smartly presented mid terraced house sits in this pedestrianized residential district close to Doncaster city centre.

The accommodation on offer benefits from pvc double glazing, gas central heating via a combination type boiler and comprises; Entrance hallway, lounge, separate dining area, smart fitted kitchen, first floor landing, two large double bedrooms and a huge bathroom, as well as a boarded out attic space and a useful cellar. Outside the property has an enclosed garden to the rear. As mentioned, the property has easy access to local amenities including schools, Doncaster city centre and the railway station.

**Offers Over £120,000**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>76</b>		

England & Wales EU Directive 2002/91/EC

## **ACCOMMODATION**

A pvc double glazed entrance door gives access into the property's entrance hallway.

## **ENTRANCE HALLWAY**

Having a central heating radiator, stairs rising to the first floor accommodation, original style coving, corbels to the ceiling and a door leading into the dining area.

## **DINING AREA**

3.96m x 3.45m max (13'0" x 11'4" max )

The dining area is a nice bright space and has a pvc double glazed window looking towards the rear garden, a central heating radiator, coving to the ceiling, original style ceiling rose, oak style laminated flooring and an opening leading into the lounge.

## **LOUNGE**

4.37m into bay x 3.40m max (14'4" into bay x 11'2" max )

Having a pvc double glazed bay window to the front, a double panel radiator, original style coving to the ceiling, a central ceiling rose, laminated flooring continued through from the dining area and a feature fireplace with a decorative surround incorporating a marble inset and hearth with an integrated open fire.

## **FITTED KITCHEN**

3.51m x 2.77m (11'6" x 9'1")

This is a nice sized kitchen and benefits from white wall mounted cupboards and base units with a granite effect work surface incorporating a single bowl stainless steel sink with mixer tap. Other integrated appliances on offer include a brushed stainless steel electric fan assisted oven, four ring electric ceramic hob and a brushed stainless steel extractor hood above. There is also further appliance recesses with plumbing for a dishwasher and washing machine, space for a tall fridge/freezer, attractive modern style tiled ceramic splashbacks and further ceramic tiling to the floor with a double panel radiator, a pvc double glazed window to the rear elevation and a pvc double glazed door giving access into the rear garden. Tucked away in the corner there is a relatively new combination boiler (Installed November 2022) and spotlighting to the ceiling. From the kitchen a doorway leads down to the cellar which is a good size and has light and electricity supplied.

## **FIRST FLOOR LANDING**

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

Having a built in storage cupboard with shelving and doors leading off to the remaining first floor accommodation. An access leads to a loft hatch which has a retractable ladder where the loft space itself is plaster boarded and has a velux style window to the rear.

## **BEDROOM 1**

4.11m max x 3.78m (13'6" max x 12'5")

This lovely sized double bedroom offers a really good feeling of space and has a pvc double glazed window to the front, a central heating radiator, wood style laminated flooring, original style coving to the ceiling, picture rail to the walls and a dado rail at waist height. There are built in wardrobes to the left and right hand alcoves of the chimney breast.

## **BEDROOM 2**

3.99m x 2.74m max (13'1" x 9'0" max )

Another wonderful sized double bedroom with a pvc double glazed window to the rear, a central heating radiator, coving to the ceiling and wood style laminated flooring.

## **HOUSE BATHROOM**

3.51m x 2.77m (11'6" x 9'1")

The bathroom offers a full four piece suite comprising of a low flush w/c, pedestal wash hand basin, a panelled bath with mixer tap attachment and a separate shower cubicle housing a mains plumbed shower with brushed aluminium and glass shower screen. The suite is all nicely finished with chrome style fittings, a double panel radiator, coving to the ceiling, access into the loft space, a pvc double glazed window to the rear elevation, ceramic tiling to the splashback, bathing and shower enclosure as well as matching tiling to the floor.

## **REAR GARDEN**

The rear garden is a nice size and has concrete post, timber fencing and brick built wall to the boundary. There are raised flower beds, a raised lawn, an external water tap, security light attached to the rear elevation of the property, also a timber personnel gate giving access to the outside. It should be noted a roller shutter door can be opened to provide off street parking in the rear garden if so 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 ( Boiler installed November 2022 - warranty expires November 2035).

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](http://www.hortonknights.co.uk)

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