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Grove Hill Road, Doncaster, DN2 5SU
Offers Over £165,000

A GOOD SIZED 3 BEDROOM SEMI DETACHED HOUSE / LARGE KITCHEN EXTENSION & CONSERVATORY / GARAGE AND SEPARATE WORKSHOP / NO UPWARD CHAIN //

Priced to allow for upgrading, a good sized 3 bedroom semi detached house with an extension to the rear to create a larger kitchen and a lean to style conservatory. PVC double glazing and a gas central heating system, it briefly comprises: Entrance hall with stairs to first floor, lounge, dining room, lean to style conservatory, extended kitchen, first floor landing, 3 bedrooms and a large shower room (formerly bathroom). Outside are the front and rear gardens, the rear garden is enclosed with a large garage plus a separate work shop. Well placed with access to local amenities within Wheatley Hills including shops, schools etc. **EARLY VIEWING RECOMMENDED.**

ACCOMMODATION

A composite double glazed door with matching double glazed side screens gives access to the entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation, a central heating radiator, a deep understairs storage cupboard and a door leading into the lounge.

LOUNGE

17'9" into bay x 11'6" (5.41m into bay x 3.51m)

A large front facing reception room, it has a broad PVC double glazed bay window to the front, a central heating radiator, tongue and groove boarded flooring, a feature fireplace with a gas fire inset and a broad opening which leads through into a dining room.

DINING ROOM

11'0" x 9'6" (3.35m x 2.90m)

This has a central heating radiator, ornate corncicing, tongue and groove flooring and a door into the now extended kitchen.

EXTENDED KITCHEN

22'4" x 7'7" max (6.81m x 2.31m max)

This is fitted with a range of high and low level units finished with a work surface over, there is a four ring gas hob, a double oven, a stainless steel sink unit, plumbing for an automatic washing machine, a laminate floor covering and a door which leads into the lean to style conservatory.

LEAN TO STYLE PVC CONSERVATORY

10'10" x 8'6" (3.30m x 2.59m)

This can also be accessed from the rear of the dining room, it has PVC double glazed double opening doors which lead out into the rear garden, power and light laid on.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side, an access point into the loft space, a central heating radiator and doors to the bedrooms and bathroom.

BEDROOM 1

14'9" into bay x 11'7" max (4.50m into bay x 3.53m max)

A large double bedroom, it has a PVC double glazed window to the front, a central heating radiator, in built cupboards set into the chimney recesses, coving and a central ceiling light.

BEDROOM 2

13'0" x 9'0" (3.96m x 2.74m)

A large second double room, it has a PVC double glazed window to the rear, a central heating radiator and an in built airing cupboard housing a hot water cylinder.

BEDROOM 3

7'9" x 6'0" (2.36m x 1.83m)

With a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

BATHROOM

The house bathroom has been changed over the years to create a shower room, it has a large walk in corner shower, a wash hand basin, a low flush W/C, a central heating radiator, vinyl flooring, a PVC double glazed window, a waterproof style ceiling, a central ceiling light and a double panel central heating radiator.

OUTSIDE

The property stands on an attractive plot, there is a walled front garden with decorative stones and raised planters stocked with a variety of shrubs and plants.

REAR GARDEN

An enclosed space with concrete posts and timber fencing to the perimeters, there is a pebbled garden area with two large garages, one used for storage and one suitable for vehicles etc.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age - various.

HEATING - Gas central heating system. Age - unknown.

COUNCIL TAX - Band B.

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

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

