



horton knights of doncaster

sales
lettings
and service



Cover Drive, Askern, Doncaster, DN6 0FP
Asking Price £150,000

IMMACULATE 2 BEDROOM SEMI DETACHED HOUSE / ONLY 2 YEARS OLD WITH BUILDERS WARRANTY / LARGE GARDEN / MODERN DECOR THROUGHOUT / CONTEMPORARY COLOURED KITCHEN WITH APPLIANCES / VIEWING ESSENTIAL //

As new this house is in perfect condition.....it looks like a show house. Only 2 years old it has the builders warranty in place, modern gas central heating and pvc double glazing and briefly comprises: Entrance hall with stairway, lounge with feature paneling, dark blue fitted kitchen with integrated cooking appliances, a dining area and a ground floor wc. First floor landing, 2 good sized bedrooms, the main bedroom is a very good size, and a lovely modern white bathroom. Outside there are two off road parking spaces and a large lawned rear garden. Lovely cul-de-sac position on this new development. Good access to all amenities, including supermarkets, shops and schools. VIEWERS WILL NOT BE DISAPPOINTED.

ACCOMMODATION

A composite style door gives access into the property's entrance hall.

ENTRANCE HALL

This is all smartly presented, it has a modern laminate floor covering, a central heating radiator, a central ceiling light and a smoke alarm. A door from here leads into the lounge.

LOUNGE

15'2" x 10'0" (4.62m x 3.05m)

An attractive front facing reception room, it has a broad pvc double glazed window to the front, a double panel central heating radiator, coving to the ceiling, a central ceiling pendant light fitting, feature panelling and a TV plinth. A door from here leads into the kitchen.

DINING KITCHEN

13'6" x 7'10" (4.11m x 2.39m)

The kitchen is all beautifully finished with a range of modern high and low level units finished in a midnight blue with a brass coloured handle. There is a single drainer stainless steel sink unit, four ring gas hob with splashback, extractor hood, integrated oven, a deep recess suitable for a fridge freezer and room with plumbing for a washing machine. It is finished with a modern laminate floor covering, a pvc double glazed window, pvc double glazed double opening doors and concealed behind one of the corner cabinets is a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems. A door gives access to a ground floor w/c.

GROUND FLOOR W/C

Fitted with a modern white suite comprising of a low flush w/c, wash hand basin, laminate flooring, a ceiling light and an extractor fan.

FIRST FLOOR LANDING

There is an access point into the loft space, a central ceiling light, a central heating radiator and doors to;

MAIN BEDROOM 1

13'5" max x 10'2" (4.09m max x 3.10m)

A good sized double bedroom, it has a pvc double glazed window to the front, a central heating radiator, coving to the ceiling, feature wall panelling and a central ceiling light.

BEDROOM 2

13'0" x 7'2" (3.96m x 2.18m)

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

HOUSE BATHROOM

Fitted with a modern white suite that comprises of a panelled bath with shower over including a glazed shower screen, a pedestal wash hand basin and a low flush w/c. There is ceramic tiling to the floor, a pvc double glazed window, inset spotlighting and an extractor fan.

OUTSIDE

To the front of the property there is a small lawned garden, a side driveway which provides car parking for 2 cars and gated access into the rear garden.

REAR GARDEN

This is a good size, it is all nicely enclosed, being lawned with fencing to the perimeters.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age approx 2 years old.

HEATING - Gas Central Heating. Age of boiler approx 2 years old.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 220 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.

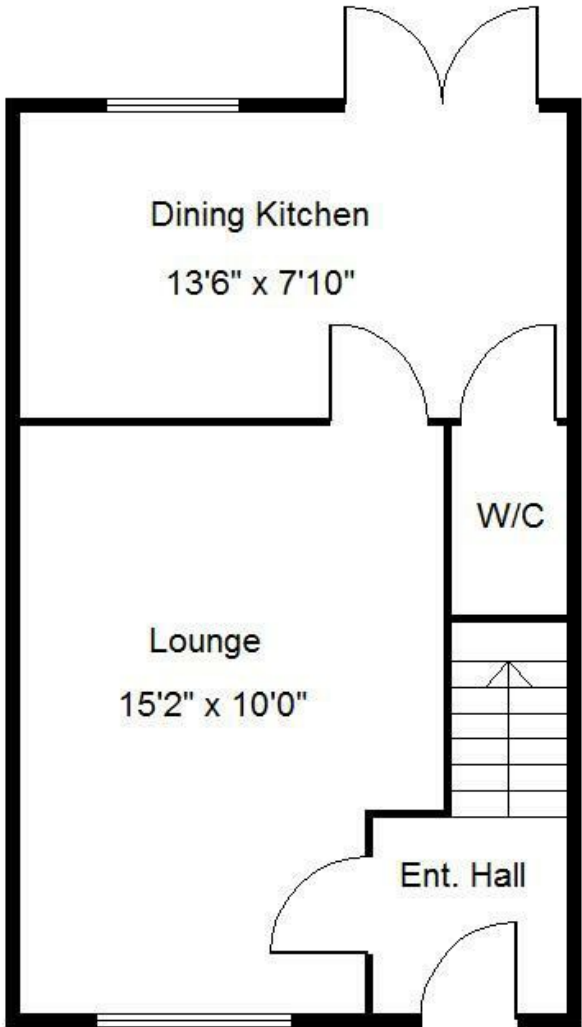
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability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

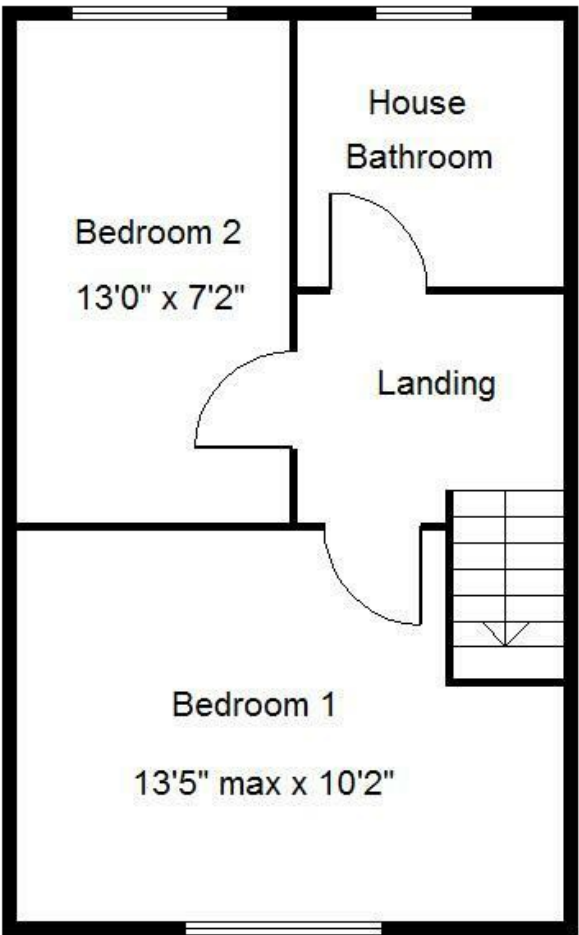
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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

