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Craithie Road, Town Moor, Doncaster, DN2 5EE
Offers Over £185,000 - £195,000

Located on this popular roadway, this deceptive, mid terrace house offers lovely sized family accommodation whilst at the same time giving access to a wealth of local amenities and within walking distance of Doncaster City Centre.

The property benefits from gas fired central heating via a recent combi boiler, PVC double glazing and comprises: Entrance hall, lounge, dining room, kitchen, ground floor W/C, garden room, first floor landing, 3 really good sized double bedrooms and a smart contemporary style bathroom with a white suite plus a fixed staircase up to the attic. Outside, the property offers off street parking and a private low maintenance rear garden/ court yard. The property will benefit a wide range of buyers including potentially first time buyers, families and potentially hospital workers wanting to be close to DRI. Very smartly presented, sensibly priced and should be viewed to appreciate all it has to offer.

ACCOMMODATION

A double glazed composite style door with a double glazed fan light above gives access into the entrance hall.

ENTRANCE HALL

With a central heating radiator, stairs rising to the first floor accommodation, original style coving to the ceiling and a decorative original style mosaic ceramic tiled floor. A door from here leads to the dining room.

DINING ROOM

11'8" x 11'1" (3.56m x 3.38m)

The dining room is a good size and will take a large dining table, it has a feature chimney breast which incorporates a timber mantel and a wood burning stove set onto a slate hearth. With wood style laminated flooring, original style coving to the ceiling, a feature central heating radiator and a square archway leading to the lounge.

LOUNGE

12'10" into bay x 10'10" (3.91m into bay x 3.30m)

Again, the sitting room continues the same theme through from the dining room and has a PVC double glazed bay window to the front with built in venetian style blinds, again a matching timber mantel with a wood burning stove set onto a slate hearth, a vertical feature radiator and original style coving to the ceiling.

EXTENDED KITCHEN

17'7" x 8'6" max (5.36m x 2.59m max)

Having a lovely contemporary theme, the kitchen is finished with a range of white high gloss wall mounted cupboards and base units with a handleless design, there is a rolled edge wood style work surface above incorporating a 1 1/2 bowl stainless steel sink with waste disposal, a number of integrated appliances including an electric brushed stainless steel fan assisted oven with a four ring induction hob, a glass splashback with a pop art design, an extractor

hood above, a dishwasher and a fridge freezer. There is a grey wood style ceramic tiled floor, plumbing for a washing machine and an appliance recess, a breakfast bar, a vertical feature central heating radiator, a large walk in under stairs storage cupboard and a door to the ground floor W/C.

GROUND FLOOR W/C

Fitted with a white suite comprising of a low flush W/C and a wash hand basin set into a vanity unit, there is grey ceramic tiled flooring continuing through from the kitchen and attractive stylised wall mounted light fittings.

GARDEN ROOM

13'3" x 4'8" (4.04m x 1.42m)

This room could be used for different functions, maybe a home office or a garden room, it has grey wood style laminated flooring, a wall mounted heated towel rail, and timber and glazed door giving access to the kitchen and a PVC double glazed door with a side screen giving access into the rear garden. There is also the wall mounted gas central heating boiler which is less than 18 months old.

FIRST FLOOR LANDING

This is a nice spacious landing which has a built in understairs storage cupboard, a staircase rising to the attic and doors leading off to the remaining bedroom accommodation.

BEDROOM 1

14'2" x 10'10" max (4.32m x 3.30m max)

Extending to the full width of the house, it has a PVC double glazed window to the front with boxed in Venetian blinds, a beautiful cast iron fire surround creating a period feel and a central heating radiator.

BEDROOM 2

11'1" x 9'0" (3.38m x 2.74m)

This mid-landing bedroom is another good sized double,

with a PVC double glazed window to the rear, a central heating radiator and grey wood style laminated flooring.

BEDROOM 3

10'0" x 8'7" (3.05m x 2.62m)

Even the smallest bedroom could be used as a double, it has a PVC double glazed window overlooking the rear court yard and a central heating radiator.

BATHROOM

Again, all smartly fitted with a contemporary white suite comprising of a low flush W/C with a concealed cistern, a wash and basin set into a vanity unit and a panelled bath with a mains plumbed shower. There is full grey ceramic tiling to the walls and further ceramic tiling to the floors, a chrome wall mounted heated towel rail, a PVC double glazed window to the side and an extractor fan to the side elevation.

ATTIC

The attic is a good sized space and has a double glazed velux style window to the front, with a central heating radiator and built in wardrobes providing hanging rail and shelving space.

OUTSIDE

To the front of the property, there is a patterned concrete driveway which provides off street parking with fencing and hedge row to the side boundaries and access to the front entrance door.

REAR GARDEN/ COURT YARD

The rear court yard offers a really good degree of privacy and has been created with ultimate low maintenance in mind, the whole area is laid with timber decking which is suitable for a table and chairs in the warmer months of the year. There is fencing to the boundary and a timber gate giving access to a further section of the courtyard where there is a small area currently used for the washing line

and refuse plus it gives access to a personnel door into the concrete sectional garage.

CONCRETE SECTIONAL GARAGE

Accessed via the service lane at the rear.

AGENTS NOTES:

TENURE - FREEHOLD.

DOUBLE GLAZING - PVC double glazing, age various.

HEATING - Gas radiator central heating, age of boiler approx 18 months.

COUNCIL TAX - Band A.

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 Three, 02 and Vodafone.

SOLAR PANELS - The solar panels are owned by the current owners.

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.

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