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Wentworth Grove, Bessacarr, Doncaster, DN4 7FQ  
Guide Price £162,500

This immaculate, perfectly presented 2 bedroom mid townhouse sits on this sought after new development in Bessacarr, one of Doncaster's finest suburbs.

The accommodation on offer benefits from gas fired central heating via a combi boiler, PVC double glazing and comprises: Entrance hall, ground floor W/C, lounge, fitted dining kitchen with integrated appliances, first floor landing, 2 double bedrooms extending to the full width of the house and an immaculate bathroom with a white suite. Outside the property is equally well catered for with off street parking and a good sized enclosed rear garden. As mentioned, the property is in Bessacarr and would be ideal for a range of buyers, particularly first time/ investment buyers. Viewing could not be more highly recommended to appreciate all it has to offer.

**ACCOMMODATION**

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

**ENTRANCE HALL**

With a central heating radiator, stairs rising to the first floor and doors leading off to the ground floor accommodation.

**GROUND FLOOR W/C**

Comprising of a white suite with a low flush W/C and a pedestal wash hand basin with tiled splashbacks, grey wood style vinyl flooring, a central heating radiator and a PVC double glazed window to the front with a tiled sill.

**LOUNGE**

**13'8" x 9'9" (4.17m x 2.97m)**

A nice sized lounge with a PVC double glazed window to the front, a central heating radiator and a useful built in understairs storage cupboard.

**OPEN PLAN DINING KITCHEN**

**13'3" x 7'9" (4.04m x 2.36m)**

The kitchen is fitted with a contemporary range of dark grey wood style wall mounted cupboards and base units with a rolled edge work surface incorporating a 1 and a 1/2 bowl stainless steel sink with splashbacks matching the work surface. Integrated appliances include a brushed stainless steel fan assisted electric oven with a matching four ring gas hob and a stainless steel extractor hood above. There is also a cupboard housing the gas combination boiler, space for a fridge freezer and appliance recess with plumbing for a washing machine, a further extractor fan on the rear elevation, a PVC double glazed window, double glazed french

style doors into the rear garden, a dark grey wood effect vinyl floor covering and a central heating radiator.

**FIRST FLOOR LANDING**

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

With doors leading off to the remaining accommodation and access into the loft space.

**BEDROOM 1**

**13'3" x 9'3" (4.04m x 2.82m)**

Extending to the full width of the property, this is a nice sized double bedroom with 2 PVC double glazed windows to the front, a central heating radiator and a built in over stairs cupboard providing hanging rail and storage space.

**BEDROOM 2**

**13'3" x 6'3" (4.04m x 1.91m)**

Again, another full width bedroom that can be used as a double, with a PVC double glazed window to the rear and a central heating radiator.

**BATHROOM**

Immaculately presented with a pristine white suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath with a mixer tap and a shower head attachment. There is also a brushed aluminium and glass shower screen, a central heating radiator, tiling to the bathing and splashback areas, a grey tile effect vinyl floor covering, an extractor hood and a central light fitment.

**OUTSIDE**

To the front of the property, there is 1 allocated parking space and a small fore court which currently accommodates a bench.

**REAR GARDEN**

This is a lovely enclosed space with timber fencing to the outer boundary and a good area of shaped lawn with a paved patio, an access pathway plus a ginnel for access for refuse and an external water tap.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, age of units various.

HEATING - Gas radiator central heating system, age of boiler 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.

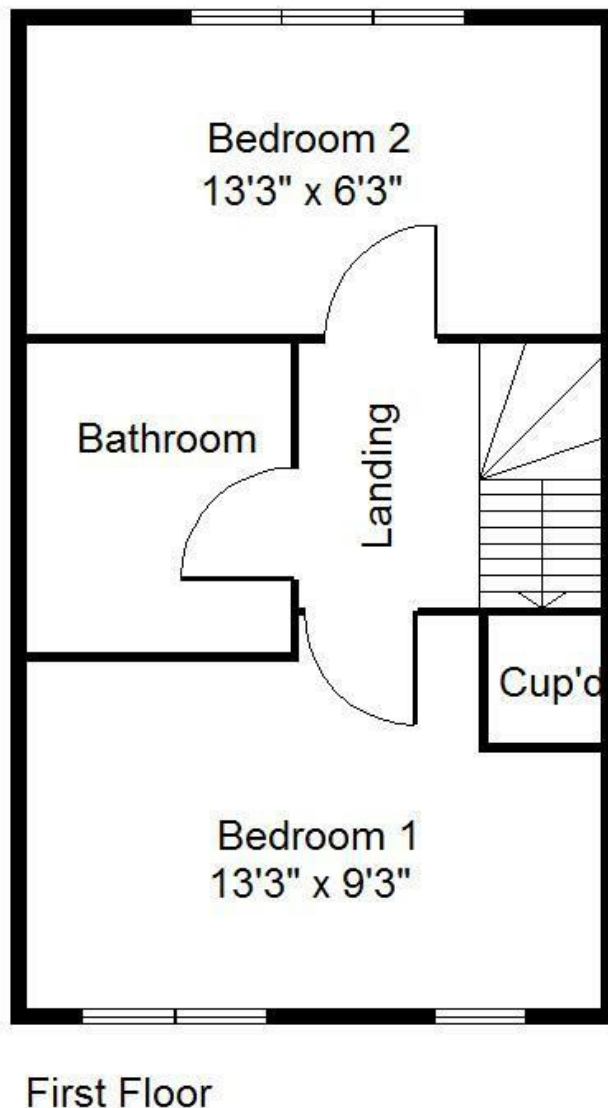
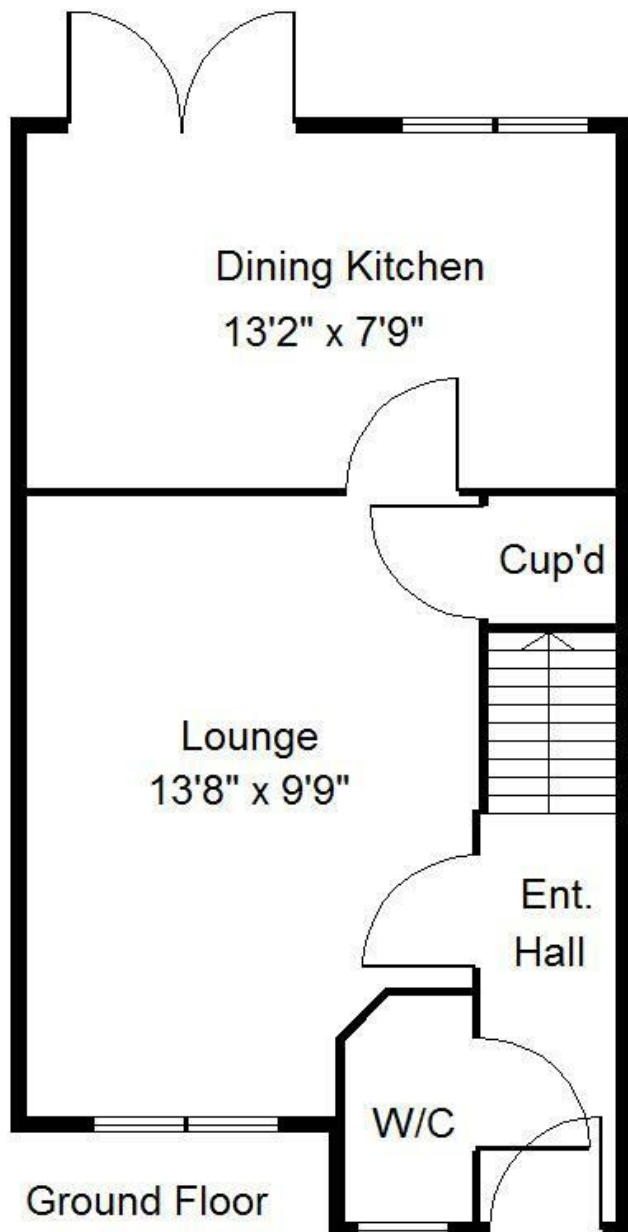
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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			98
(92 plus) A			
(81-91) B		83	
(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	