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Urban Road, Hexthorpe, Doncaster, DN4 0HJ  
Offers Over £129,995

**LARGE 3 DOUBLE BEDROOMS TERRACED HOUSE / 2 SEPARATE RECEPTION ROOMS / MODERN COMBI BOILER / EX RENTAL PROPERTY / PERFECT INVESTMENT OPPORTUNITY / VIEWING RECOMMENDED //**

Located on this popular roadway within Old Hexthorpe, a large three double bedroom terraced house. Fitted with a modern gas central heating system and PVC double glazing, it briefly comprises: Entrance hall with stairs to the first floor, open plan living room, dining room, kitchen, first floor landing, three double bedrooms and a bathroom. Outside, there is a front garden and enclosed rear courtyard garden. An ex-rental property, this is a large end terraced house and therefore is a good potential investment opportunity. Well placed within this popular residential district with easy access to shops, schools etc... viewing is recommended.

**ACCOMMODATION**

A PVC double glazed entrance door gives access into the entrance vestibule.

**ENTRANCE VESTIBULE**

This original period style tiling and a further inner door which leads into a long entrance hall.

**ENTRANCE HALL**

This has a staircase leading to the first floor accommodation, coving, a ceiling light and door into a now open plan living/ dining room.

**LIVING ROOM**

**29'0" into bay x 10'10" max (8.84m into bay x 3.30m max)**

This has a deep PVC double glazed bay window to the front and a further PVC double glazed window to the rear. There are two central heating radiators, a feature fire place with gas fire inset, coving to the ceiling, two ceiling light points and a doorway into the dining area.

**DINING AREA**

**14'10" x 10'0" (4.52m x 3.05m)**

This can be accessed separately from the entrance hall, it has a PVC double glazed window to the side, a fire place, a central heating radiator, a central ceiling light and a door which gives access down to cellar.

**KITCHEN**

**10'7" x 9'10" (3.23m x 3.00m)**

The kitchen is fitted with a range of base and wall units, there is a PVC double glazed window to the rear, a wall mounted gas fired combination type boiler, a PVC double glazed door and a ceiling light.

**FIRST FLOOR GALLERIED LANDING**

This has an access point into the loft space, a built in cupboard and doors into the bedrooms and bathroom.

**BEDROOM 1**

**14'10" into bay x 14'10" (4.52m into bay x 4.52m)**

A very large double bedroom as evidenced by the room measurements, there is a deep PVC double glazed bay window to the front, a central heating radiator and a ceiling light.

**BEDROOM 2**

**14'2" x 9'4" (4.32m x 2.84m)**

A comfortable second double bedroom with a PVC double glazed window to the rear, built in cupboards set into the chimney recesses, a ceiling light and a central heating radiator.

**BEDROOM 3**

**11'0" x 10'0" (3.35m x 3.05m)**

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

**BATHROOM**

Fitted with a suite that comprises of a panelled bath, a wash basin and a low flush W/C. There is a PVC double glazed window, a ceiling light, a central heating radiator and a built in cupboard.

**OUTSIDE**

To the front of the property, there is a small forecourt garden.

**REAR GARDEN**

To the rear of the property, there is an enclosed courtyard style garden. It has a pedestrian gate onto a wide rear lane and a remainder of the original garage.

TENURE - FREEHOLD.

SERVICES - All main services are connected.

DOUBLE GLAZING - PVC double glazing, age various.

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

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 EE, Three, O2 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

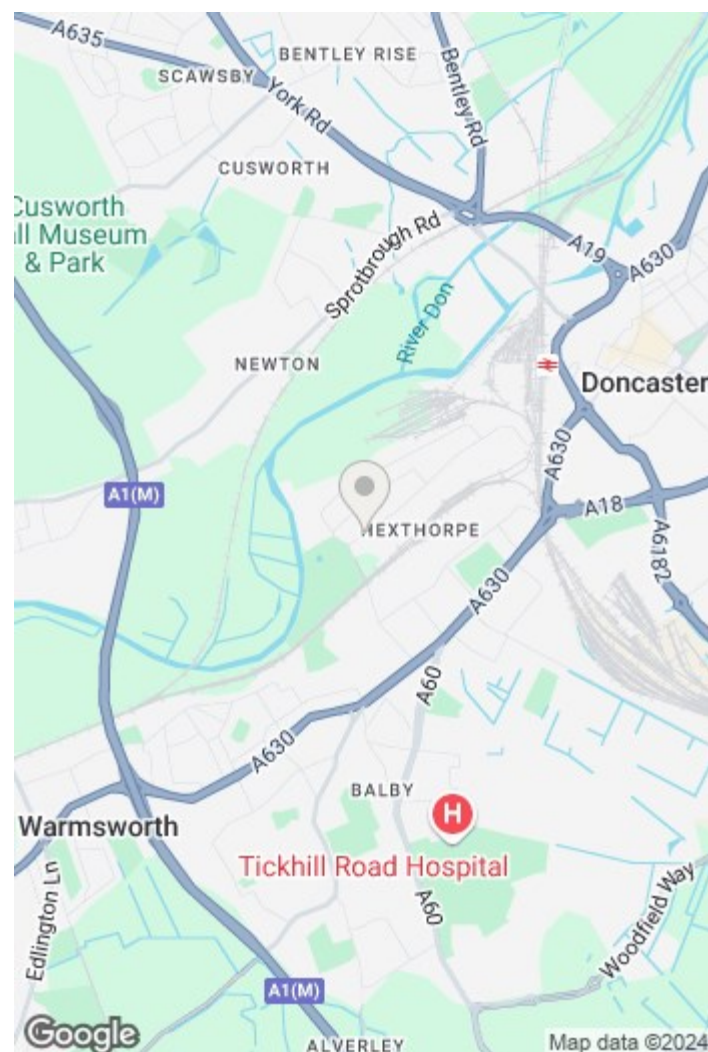
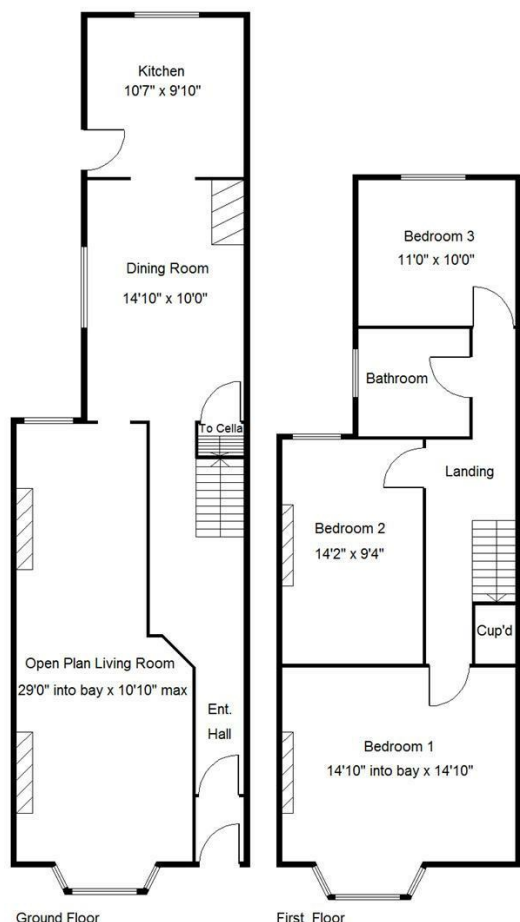
DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			