

sales
lettings
and service

horton knights of doncaster



Grove Lea Crescent, Pontefract, WF8 2QL
Guide Price £200,000 - £210,000

IMMACULATE FULLY REFURBISHED 3 BED SEMI / PRIVATE TRELINED BACKDROP / NEW KITCHEN WITH APPLIANCES / NEW BATHROOM / CHAIN FREE / EARLY VIEWING ESSENTIAL //

Think of a new house, that's what it feels like walking into this refurbished semi. The property boasts an immaculate interior, refurbished to include a new kitchen including integrated appliances, new bathroom, updated wiring, new internal doors, new floor coverings etc etc. And therefore an early viewing is advised. It has pvc double glazing, gas central heating via a combi boiler and comprises: Entrance hall with a feature Oak banister rail, spacious open plan living/ dining room, contemporary coloured newly fitted kitchen, first floor landing, 3 bedrooms and a lovely fresh modern bathroom with a shower style bath. Outside there is a detached garden building, gated driveway and a detached garage with electric door, attractive gardens the rear has just been turfed and it enjoys a lovely private aspect over a tree lined garden. Popular and established location close to amenities. **EARLY VIEWING RECOMMENDED.**

ACCOMMODATION

A pvc double glazed entrance door with matching glazed side screen leads into the property's entrance hall.

ENTRANCE HALL

This has all been beautifully decorated and sets the theme for the remainder of the property. There is a feature staircase to the first floor accommodation with oak banister rail, a deep built in understairs storage cupboard, a central heating radiator, delft rail, a central ceiling pendant light and a smoke alarm.

OPEN PLAN LOUNGE & DINING ROOM

23'6" into bay x 13'1" (7.16m into bay x 3.99m)

A beautiful living space, it has a broad pvc double glazed bay window to the front, two pvc double glazed double opening doors which lead out into the rear garden, two central heating radiators, coving, and two ceiling lights.

NEWLY FITTED KITCHEN

13'1" x 5'10" (3.99m x 1.78m)

Newly fitted with a range of contemporary styled high and low level units finished with a soft close, high gloss cabinet door and a contrasting work surface. There are a host of integrated appliances to include a four ring gas hob with a glass splashback, integrated electric oven, washing machine and a dishwasher plus an inset composite sink with mixer tap. All smartly finished with a vinyl floor covering, a deep recess suitable for a tall fridge freezer with power laid on, a pvc double glazed window, a pvc double glazed exterior door, inset spotlighting to the ceiling and two pvc double glazed windows giving an outlook to the side and rear gardens.

FIRST FLOOR LANDING

There is a pvc double glazed window to the side, a central ceiling pendant light, a smoke alarm and doors to the bedrooms and bathroom.

BEDROOM 1

10'10" x 10'10" max (3.30m x 3.30m max)

A lovely rear facing double bedroom, it has a pvc double glazed window to the rear, a central heating radiator, a central ceiling pendant light and an access point into the loft space via a retractable ladder.

BEDROOM 2

11'0" x 10'6" (3.35m x 3.20m)

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

BEDROOM 3

7'0" x 6'10" (2.13m x 2.08m)

Has a pvc double glazed window to the front, a central heating radiator and a central ceiling pendant light.

HOUSE BATHROOM

All newly fitted with a modern three piece white suite comprising of a shower style panelled bath with decorative water proof wall panelling, a mains plumbed shower including rainfall style shower head, glazed shower screen. A matching wash hand basin and w/c inset to bathroom furniture, vinyl flooring, a contemporary style towel rail/ radiator, inset spotlighting to the ceiling, a pvc double glazed window and an extractor fan.

OUTSIDE

To the front of the property a broad opening leads onto a driveway, which in turn has gated access into a

carport and a detached garage beyond. The remainder is hard landscaped and offers additional parking.

DETACHED GARAGE

18'0" x 9'0" (5.49m x 2.74m)

This has an electric door, power and a boarded ceiling with spotlights a window to the side and a separate personnel door.

REAR GARDEN

The rear garden is all enclosed and with a tree lined backdrop it feels very private. It has been newly turfed and there is a stone paved patio and sitting area. To the far end is a detached garden building.

GARDEN BUILDING

8'0" x 7'7" (2.44m x 2.31m)

A very useful space which could easily be utilised for a home office/ studio etc. It has a side window, power, light and central heating laid on.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, age various.

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

COUNCIL TAX - This property is Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 100 mbps.

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

VIEWING - By prior telephone appointment with horton knights estate agents.

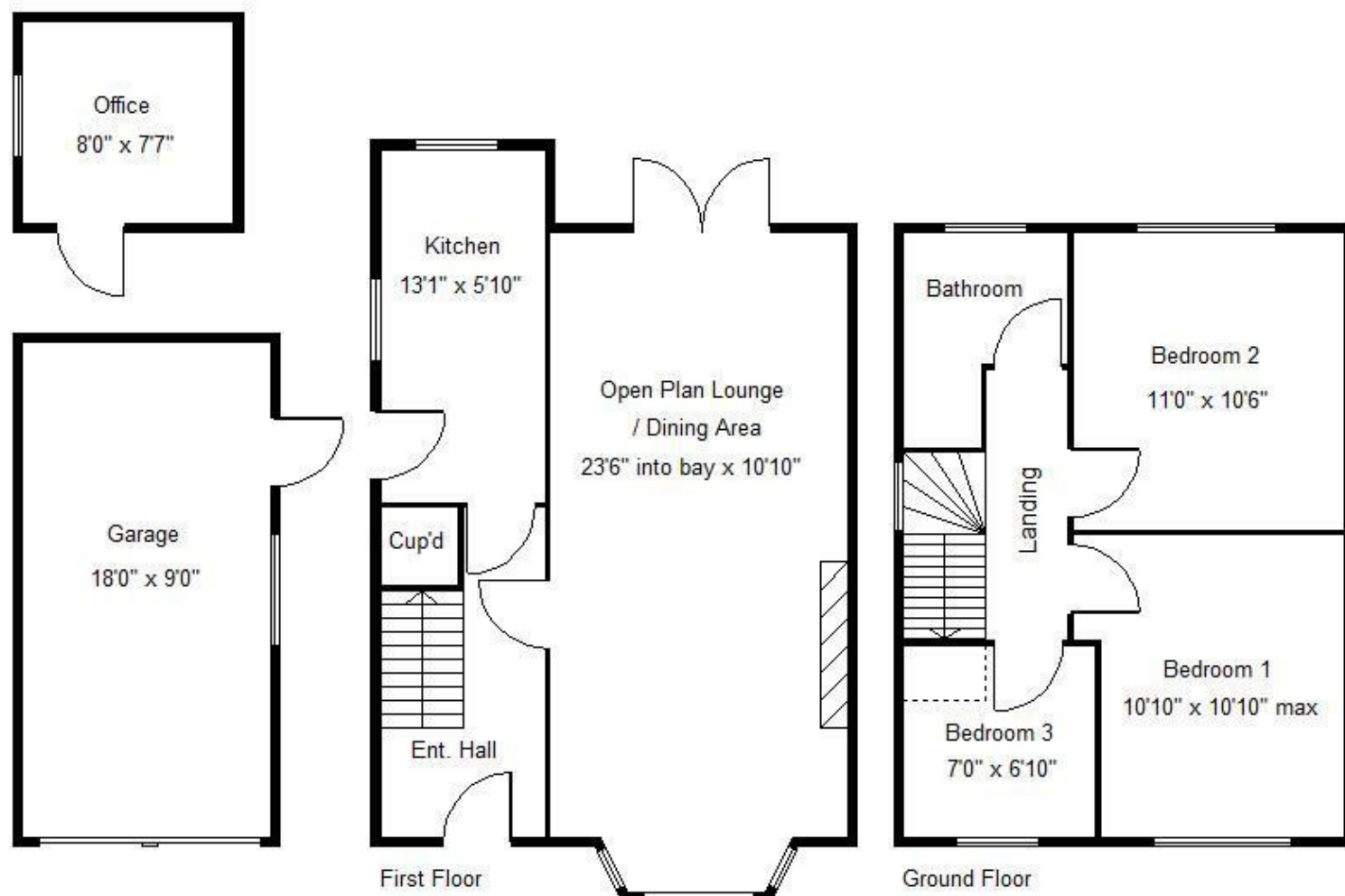
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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	