

# horton knights of doncaster

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**30 Fairfield Road, Bentley, Doncaster, DN5 9BW**



**A traditional bay fronted semi detached house set in this very well regarded residential district.**

The property has PVC double glazing, gas central heating via a combi boiler and comprises: Entrance hall with stairs to the first floor, lounge, separate dining room, extended kitchen, first floor landing, 3 good sized bedrooms including 2 doubles and a good single, plus a family house bathroom. Outside, the property has front and rear gardens and a driveway providing off road parking. The location of the property is really beneficial for local amenities including York Road shopping centre, bus routes, schools and even the A1 if required. Offered with no onward chain and early vacant possession... Viewing is recommended.

**Offers In The Region Of £155,000**



## ACCOMMODATION

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

## ENTRANCE HALL

With stairs rising to the first floor, dado rail and delft rail to the walls, a central heating radiator and a door leading into the kitchen.

## KITCHEN

5.49m x 2.24m max (18'0" x 7'4" max)

The kitchen is extended and has a range of wall mounted cupboards and base units with a rolled edge work surface incorporating a 1 1/2 bowl sink unit with a mixer tap. There is an electric cooker point, plumbing for a washing machine with an appliance recess, PVC double glazed windows to the side and rear elevations, coving to the ceiling, a vinyl floor covering, a built in understairs storage cupboard, tiled splashback areas and a PVC double glazed door giving access into the rear garden.

## DINING ROOM

3.30m x 3.10m (10'10" x 10'2")

Having a PVC double glazed window to the rear, a central heating radiator, coving to the ceiling and wood style laminated flooring.

## LOUNGE

4.04m max x 3.30m (13'3" max x 10'10")

With a PVC square bay window to the front, a double panel radiator, coving to the ceiling, a decorative stone effect fire surround and wood style laminated flooring.

## FIRST FLOOR LANDING

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

There is a PVC double glazed window to the side, an access point into the loft space and doors leading off to the remaining accommodation.

## BEDROOM 1

3.43m x 2.92m (11'3" x 9'7")

A good sized double room, there is a PVC double glazed window to the front and a central heating radiator.

## BEDROOM 2

3.10m x 3.10m (10'2" x 10'2")

Another good double with a PVC double glazed window overlooking the rear garden, a central heating radiator and a built in cupboard.

## BEDROOM 3

2.39m max x 2.13m (7'10" max x 7'0")

A good sized single bedroom with a PVC double glazed window to the side and a central heating radiator.

## HOUSE BATHROOM

Fitted with a three piece suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath. There is tiling to the splashback areas, a PVC double glazed window to the rear, a double panel radiator and a wood effect vinyl floor covering.

## OUTSIDE

To the front of the property, there is a small garden area which is laid to gravel with a central flower bed and a brick built wall to the boundary. There is a concrete driveway providing off road parking and this continues to the side of the property and on into the rear garden.

## REAR GARDEN

Laid to lawn with concrete posts and timber fencing to the boundary plus 2 brick built out houses.

## 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 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, 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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