

horton knights of doncaster

sales
lettings
and service



Bennetthorpe, Doncaster, DN2 6AD
Offers Over £250,000

This beautiful traditional style double bay fronted semi-detached house sits on this highly sought after road on the approach to Doncaster City Centre.

It sits well back with a mature front garden and benefits from majority double glazing throughout, gas central heating and whilst maintaining some eye catching and well maintained original features, the accommodation comprises: Entrance hall, open plan living and dining room with bay windows at either end, breakfast room, fitted kitchen, first floor landing, two large double bedrooms both with fitted wardrobes and bay windows, a generous third bedroom which may take a double bed itself, once again with fitted wardrobes and a bathroom with a four piece suite including a separate shower cubicle. Outside the property is equally generously served with the before mentioned front garden, driveway, wider than average detached garage and nicely kept rear garden. For family purchasers, this truly is a lovely and rare opportunity, the property is offered with NO ONWARD CHAIN and must be viewed to appreciate the size and features on offer.

ACCOMMODATION

An entrance portico with a beautiful heavy wood door with leaded glass inset gives access into the property's entrance hall.

ENTRANCE HALL

14'9" x 8'7" max (4.50m x 2.62m max)

The entrance hall itself retains some beautiful original features with incrustation style finished walls leading up to a delft rail, a central heating radiator, a leaded single glazed window to the side and doors leading to the ground floor accommodation.

LOUNGE

The lounge area has a single glazed bay window to the front letting in plenty of natural light, a central heating radiator, coving to the ceiling and a decorative modern fire surround with a marble surround and raised hearth incorporating a brushed aluminium living flame gas fire.

DINING ROOM

A square opening leads into the dining area, once again the dining area has a PVC double glazed bay window and a PVC double glazed door which leads into the rear garden. There is coving to the ceiling and a double panel radiator.

BREAKFAST ROOM

10'3" x 8'9" max (3.12m x 2.67m max)

This adds an additional potential eating space to the property or indeed opportunity of conversion to a larger kitchen, it has a timber framed double glazed window to the side, dado rail to the walls, coving to the ceiling and a further small PVC double glazed window to the rear. There is a double panel central heating radiator, a walk in under stairs storage cupboard/ pantry which has the old coal slab, a single glazed window to the side and houses the electric consumer unit.

KITCHEN

11'4" x 6'11" max (3.45m x 2.11m max)

Fitted with a range of wall mounted cupboards and base units with a rolled edge work surface incorporating a 1 1/2 bowl stainless steel sink with a mixer tap. There is tiling to the splash back areas, an integrated electric fan assisted oven with a ceramic hob and an extractor hood above. There is an

integrated fridge freezer, plumbing for washing machine and dishwasher, PVC double glazed windows to the side and rear elevations and a double glazed door giving access to the side driveway. There is a central heating radiator, spotlighting to the ceiling and a wood style laminated floor covering.

FIRST FLOOR LANDING

Having a single glazed window to the side elevation, an original style built in storage cupboard providing shelving, a loft hatch giving access to the loft space and doors leading off to the remaining accommodation.

BEDROOM 1

14'7" x 11'11" max (4.45m x 3.63m max)

A lovely sized double bedroom with a large bay window to the front elevation, a central heating radiator, plus a built in wardrobe and shelving with sliding doors.

BEDROOM 2

14'8" x 11'3" max (4.47m x 3.43m max)

Another lovely sized double bedroom with a PVC double glazed bay window enjoying the view over the rear garden, a double panel radiator, coving to the ceiling, fitted wardrobes and an overhead storage cupboard. There is also bed side cabinets providing ample hanging rail, shelving and storage space.

BEDROOM 3

9'5" x 9'3" max (2.87m x 2.82m max)

For a third bedroom, this is a nice size and has a single glazed leaded window to the front, a single glazed bay window to the side and built in wardrobes providing hanging rail and shelving space. With a central heating radiator and coving to the ceiling.

BATHROOM

8'6" x 5'10" max (2.59m x 1.78m max)

Fitted with a four piece suite comprising of a low flush WC, a pedestal wash hand basin, a panelled bath and separate shower cubicle housing a wall mounted electric shower. There is tiling to the four walls, a tile effect vinyl floor covering, a central heating radiator, an extractor fan and double glazed windows to the side and rear elevations.

OUTSIDE

The property sits nicely back from the main road Bennethorpe, to the front there is a lovely garden beautifully finished with brick built walls to the boundary and double timber gates giving access to a block paved driveway. The garden itself has a decorative shaped lawn with a wide range of flowering plants, shrubs and mature trees giving a beautiful front garden. The block paved driveway provides off street parking for several vehicles and gives access to the front entrance door. A gate to the side of the property continues to the driveway at the side and leads onto the rear garden and detached garage.

DETACHED GARAGE

The detached garage has a pitched roof with a metal up and over door to the front and personnel door to the side with lighting and electricity supplied.

REAR GARDEN

The rear garden provides a really enjoyable space for any perspective purchaser, it has a large paved patio with raised beds and shaped lawn, once again it is a lovely mature space which has flowering plants, shrubs and a variety of trees. With a combination of brick built wall and timber fencing to the outer boundary, there is also an external water tap and lighting attached to the rear elevation of the kitchen extension.

AGENTS NOTES:

TENURE - FREEHOLD.

DOUBLE GLAZING - Majority PVC double glazing, age various.

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

COUNCIL TAX - Band C.

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.

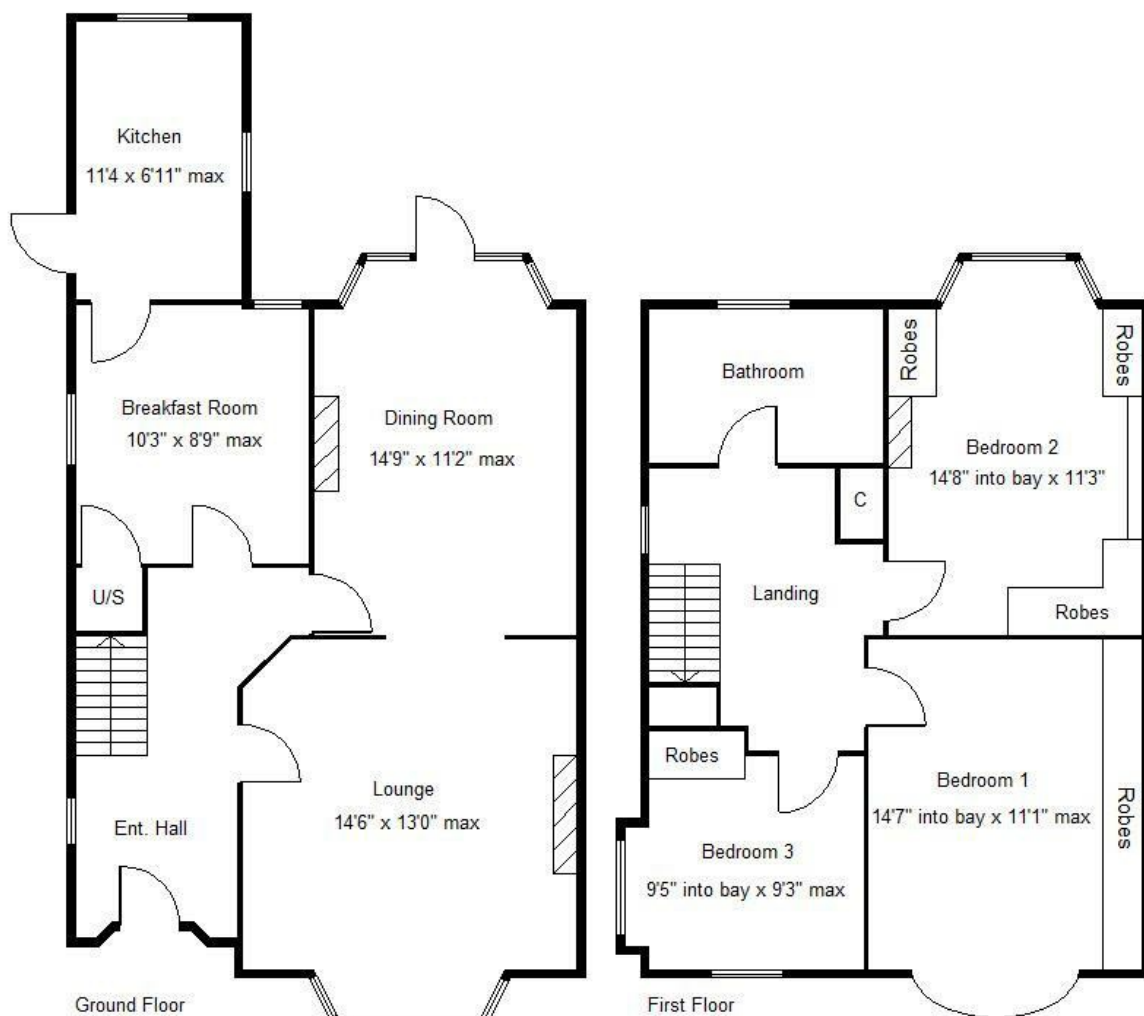
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact

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

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		83
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	