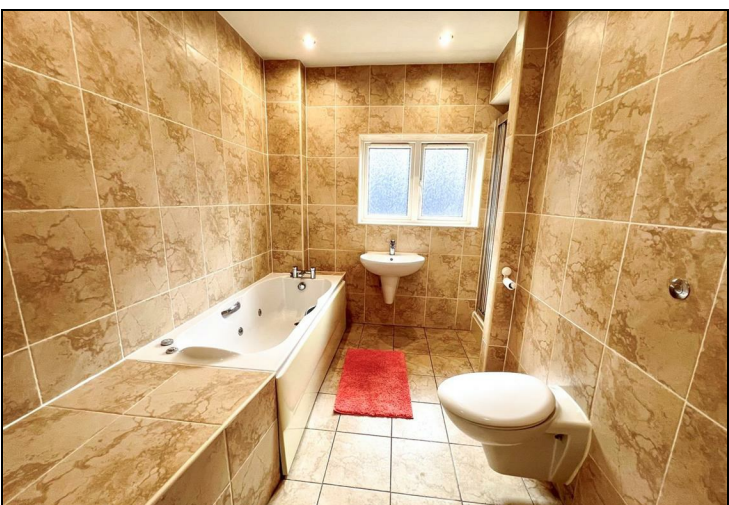
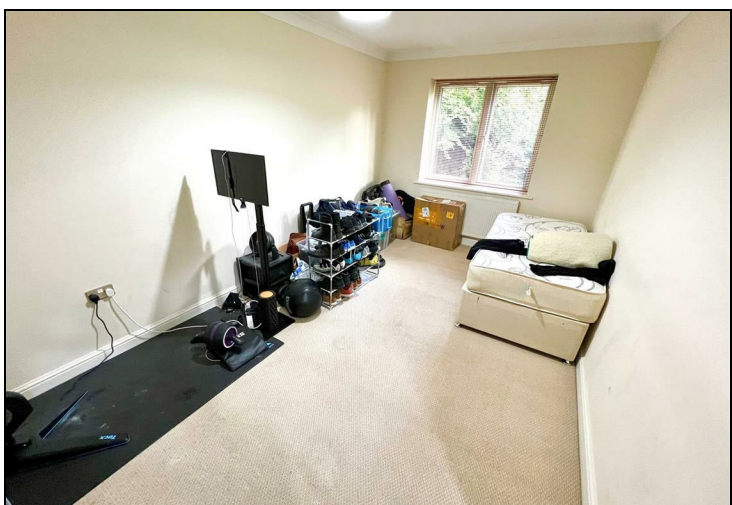
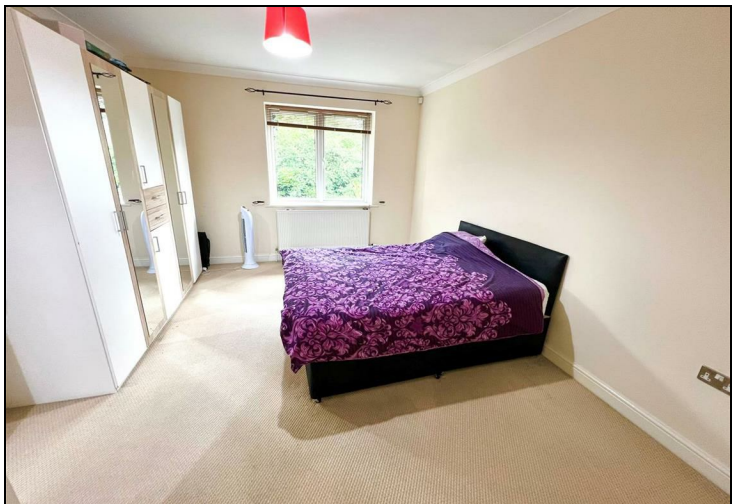
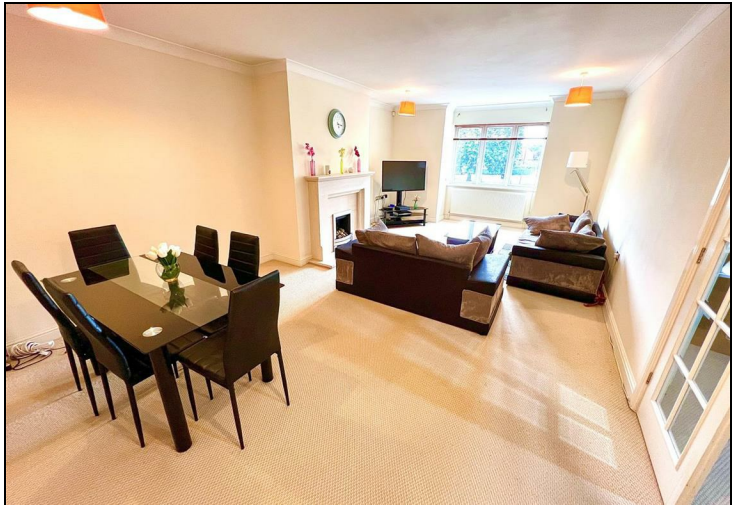
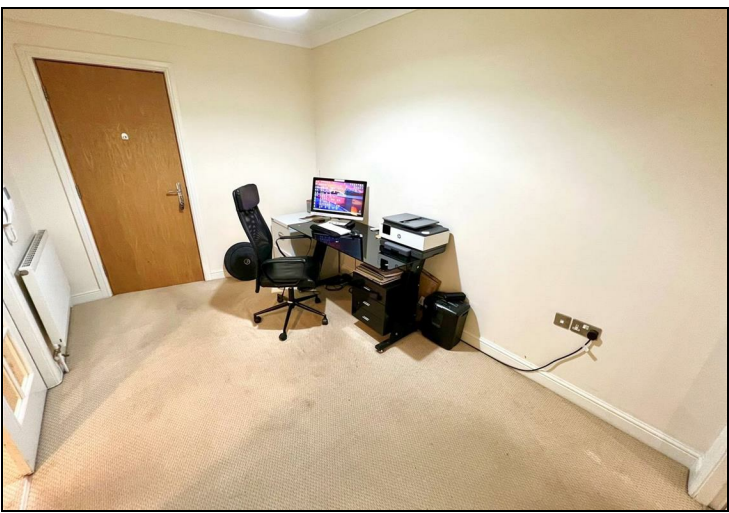
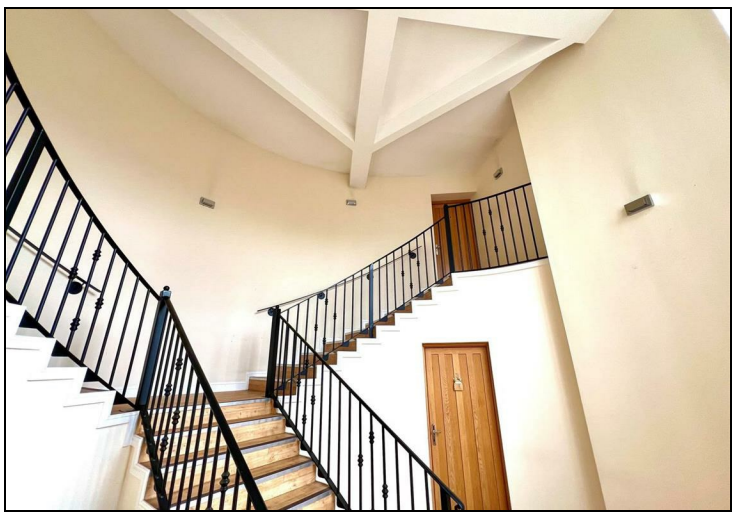


# horton knights of doncaster

214

214 Cantley Lane, Cantley, Doncaster, DN4 6PA



**This substantial and well proportioned first floor purpose built apartment would rival most traditional 3 bed semis for size.... MUST BE VIEWED TO BE APPRECIATED!**

The accommodation on offer benefits from pvc double glazing throughout, gas central heating and briefly comprises: Communal entrance hall leading to a private entrance hall, which could double up as a home office space, lounge/dining room extending to over 25'0" in length into the bay, fitted kitchen with a range of integrated appliances, a large principal bedroom with an en suite shower room, an excellent sized second bedroom and a main bathroom fitted with a 4 piece suite. Outside the property is well served with private parking (2 allocated spaces) and communal gardens. Beyond the confines of the block, there are ample amenities close by including local shops, supermarkets, schools, bus routes and many others. All in all, this is an excellent property which will surprise most people with it's size... this property must be viewed to appreciate all it has to offer.

**Offers Around £175,000**

## ACCOMMODATION

A communal entrance hall with video entry system gives access to an internal entrance door which leads to;

## ENTRANCE HALL

The entrance hall is a really good size and currently used as a home work space by the present owner. It has two central heating radiators, coving to the ceiling, access point into the loft space, a large walk in storage cupboard which houses the gas combi boiler and doors leading off to the remaining accommodation;

## LOUNGE / DINING ROOM

7.85m into bay x 4.17m max (25'9" into bay x 13'8" max)

An excellent sized reception room extending to over 25'0" in length into the bay window. It has a pvc double glazed window looking towards Cantley Lane, 2 large central heating radiators., coving to the ceiling and a beautiful limestone fireplace with a living flame gas fire inset and a brushed aluminium trim.

## KITCHEN

4.90m x 2.97m (16'1" x 9'9")

Fitted with a range of wood style wall mounted cupboards and base units with a granite effect rolled edge work surface incorporating a 1 1/2 bowl resin sink unit with a mixer tap and tiled splashbacks. There is an integrated brushed aluminium electric fan assisted oven with a matching four ring gas hob and a brushed aluminium and glass extractor canopy above. Further integrated appliances include a microwave, a coffee machine and a fridge freezer. There is also plenty of cupboard space, further ceramic tiling to the floor, 2 double glazed windows to the side elevation, a double panel central heating radiator and halogen spotlights inset to the ceiling.

## BEDROOM 1

4.90m x 3.73m (16'1" x 12'3")

A really good sized double bedroom with a pvc double glazed window to the rear elevation, a central heating radiator and coving to the ceiling.

## EN SUITE SHOWER ROOM

A smartly fitted en suite, there is a low flush WC with a concealed cistern, a wash hand basin set into a vanity unit and a shower cubicle housing the mains plumbed shower. The suite is all finished with chrome style fittings including a wall mounted heated towel rail, full ceramic tiling to the walls and further ceramic tiling to the floor, a pvc double glazed window to the side elevation plus an extractor fan.

## BEDROOM 2

4.93m x 2.97m (16'2" x 9'9")

An equally well proportioned bedroom with a double glazed window to the rear, a central heating radiator and coving to the ceiling.

## BATHROOM

All smartly fitted with a 4 piece suite comprising of a low flush WC with a concealed cistern, a wall mounted wash hand basin, a whirlpool style bath and a separate shower cubicle housing a mains plumbed shower and extractor fan. Once again, the walls are finished with ceramic tiling and further matching ceramic tiling to the floor, a wall mounted heated towel rail, halogen spotlights to the ceiling and a pvc double glazed window to the side elevation.

## OUTSIDE

To the front of the property, there is a private car park for the block which has allocated car parking spaces per property and well maintained communal gardens.

## AGENTS NOTES:

TENURE - LEASEHOLD. Service Charge £87.50 per month (£1050.00 per annum).

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler...

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.

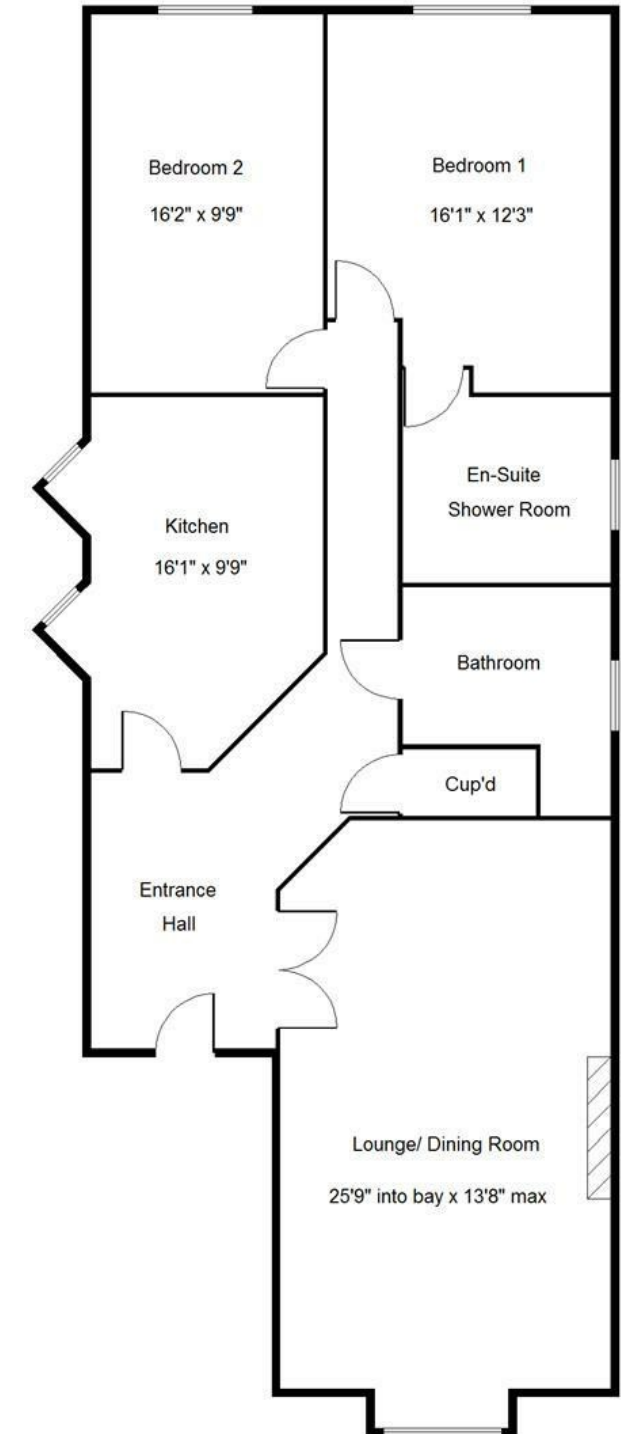
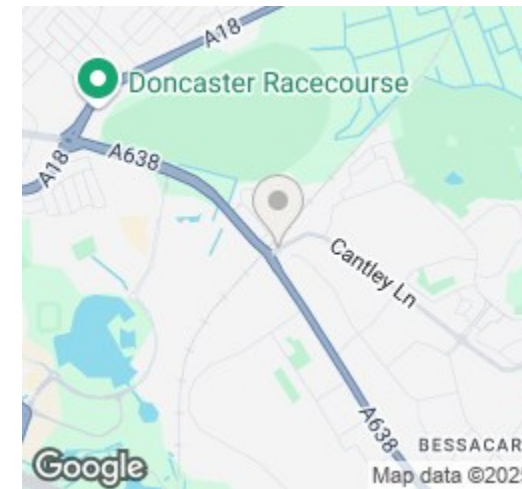
Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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](http://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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	76
England & Wales	EU Directive 2002/91/EC	