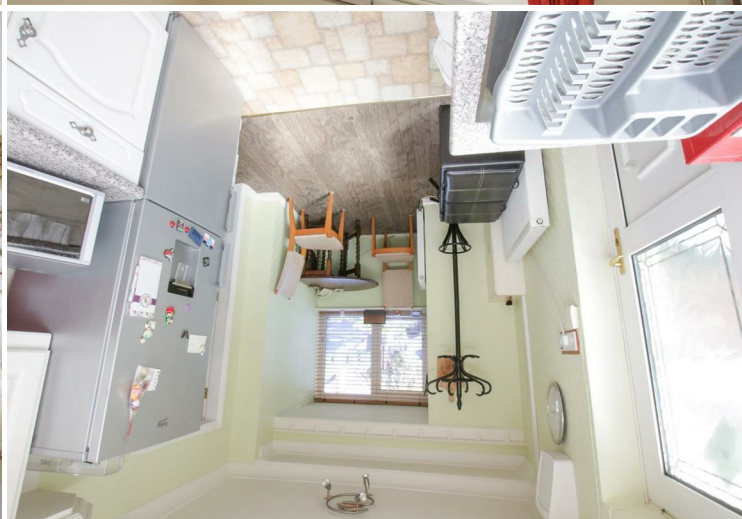
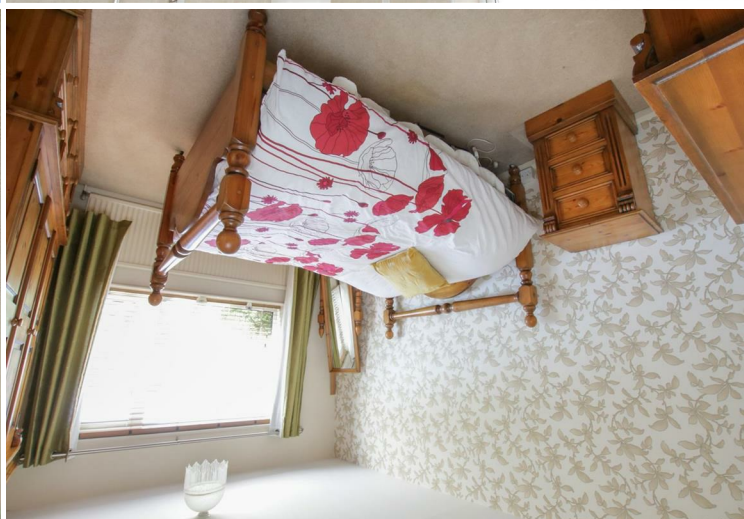
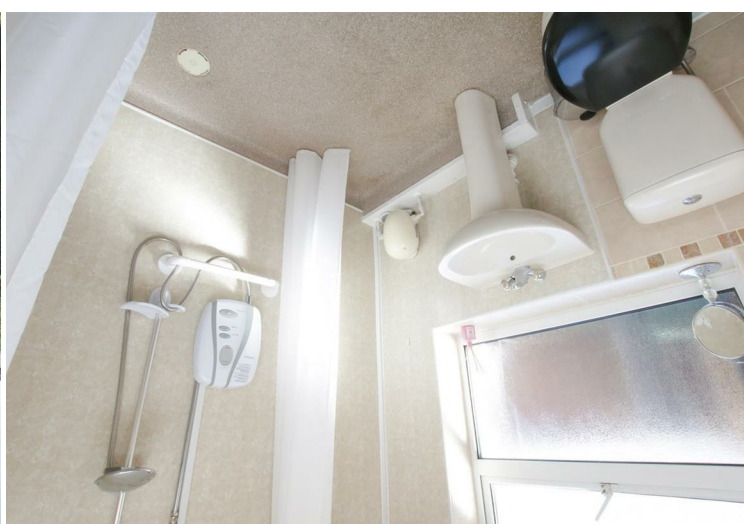
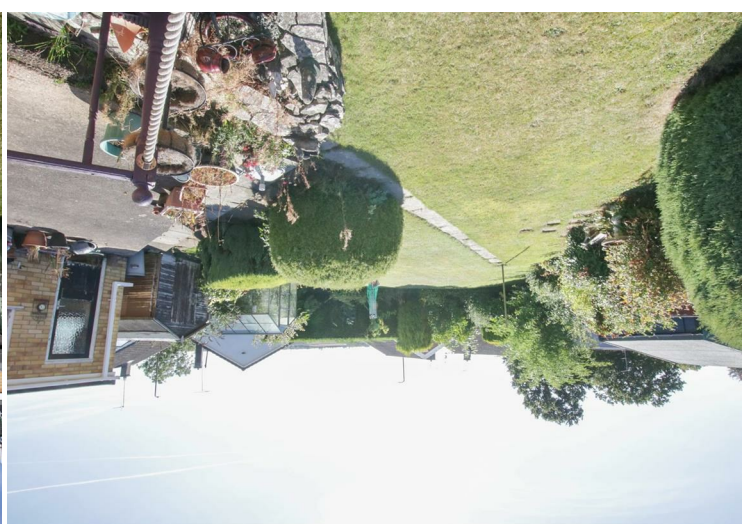




sales  
lettings  
and service

horton knights of doncaster



Appleby Place, Skellow, Doncaster, South Yorkshire, DN6 8NP  
Offers Over £185,000

EXTENDED SEMI DETACHED BUNGALOW / 2/3 BEDROOMS / BEAUTIFUL CUL-DE-SAC POSITION/ DETACHED BRICK GARAGE/ SOUTHERLY FACING REAR GARDEN/ NO UPWARDS CHAIN/ EARLY VIEWING ESSENTIAL //

Enjoying an attractive cul-de-sac position on a corner plot with a Southerly facing rear garden, this bungalow is perfect for a retirement buyer. It has a gas radiator central heating system, pvc double glazing and briefly comprises; Entrance into porch/ utility, extended dining kitchen, spacious lounge, 2/3 bedrooms, (bedroom 2 would give access to bedroom 3 and therefore could be used as an occasional bedroom) and a level access shower room. Outside are beautiful gardens, a long side driveway leading to a detached brick garage. Well placed with access to amenities within Skellow and Carcroft including supermarkets shops etc. plus access to the A1 and motorway network. EARLY VIEWING ESSENTIAL.

ACCOMMODATION

A pvc double glazed entrance door leads into the property's entrance porch/utility.

ENTRANCE PORCH/ UTILITY

This has plumbing for an automatic washing machine, room for a tumble dryer etc and a further pvc double glazed exterior type door which leads into the property's extended dining kitchen.

EXTENDED DINING KITCHEN

18'0" x 8'2" (5.49m x 2.49m)

Fitted with a range of base and wall units with a work surface over. There is a single drainer stainless steel sink unit, recess for a gas cooker with extractor hood above, room for a tall fridge/ freezer and a vinyl floor covering. The dining area has a pvc double glazed window to the front, a central heating radiator and a ceiling light. A door from here leads into the lounge.

LOUNGE

15'3" x 12'1" (4.65m x 3.68m)

An attractive front facing reception room with a broad pvc double glazed window with an outlook to the front. There is a double panel central heating radiator, a feature pine fireplace with polished granite inset and hearth with a living flame gas fire inset, coving, a central ceiling light and a glazed door which leads to the inner hall.

INNER HALL

From here, there is an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1

13'4" x 10'8" max (4.06m x 3.25m max)

A lovely double bedroom, it has a pvc double glazed window to the rear, a central heating radiator and a ceiling light.

BEDROOM 2/ SITTING ROOM

9'2" x 8'1" (2.79m x 2.46m)

This could be used as an occasional bedroom, a door gives access to the adjoining bedroom and is presently used as a sitting room which overlooks the rear garden. There are two pvc double glazed double opening doors, a central heating radiator and a central ceiling light.

BEDROOM 3

8'10" x 8'8" (2.69m x 2.64m)

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

SHOWER ROOM

The original bathroom has been converted to a wet room with a level access shower, a wall mounted electric shower unit, wash hand basin and a low flush w/c. There is a pvc double glazed window, extractor fan, a ceiling light and a central heating radiator. It is all finished with brick walling and tiling to the perimeters.

OUTSIDE

The property stands on an attractive corner plot, to the front there is a dropped kerb giving access to a long side driveway which in turn leads to a detached brick garage. The front garden is part lawned with shaped flower beds and borders.

DETACHED GARAGE

21'0" x 9'0" (6.40m x 2.74m)

Has a metal up and over door, power and light and a personnel door.

REAR GARDEN

The rear garden is a lovely size, it enjoys a South/ South Easterly aspect with hedging and fencing to the perimeters. There is a large paved patio and sitting area which leads to a well tended lawn, shaped flower beds and borders, greenhouse and a timber shed.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating via a combination type boiler. Age of boiler - approx 3 years.

COUNCIL TAX - Band B.

BROADBAND - Superfast broadband is available with download speeds of up to 71 mbps and upload speeds of up to 18 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.

