

horton knights of doncaster

sales  
lettings  
and service



Broomhouse Lane, Edlington, Doncaster, DN12 1LJ  
Offers Over £100,000

**3 BEDROOM SEMI DETACHED HOUSE / NEW AIR SOURCE HEAT PUMP AND RADIATOR SYSTEM / RECENTLY REWIRED / SOLAR PANELS / MODERN SHOWER ROOM / CLOSE TO LOCAL AMENITIES / PRICED TO SELL / HUGE AMOUNT OF POTENTIAL //**

The photos don't really show the work that has been undertaken in this house, it's had an extensive amount of work done including the installation of a modern heat source pump radiator system, solar panels and a new shower room.....there are still cosmetics to do but a lot of the major work is done. It briefly comprises: Entrance hall, lounge, kitchen, ground floor shower room, landing and 3 good sized bedrooms. Outside are larger than average gardens, neighbouring properties have created off road parking, so the same potential is here. Popular roadway within Edlington, which has a wide range of amenities, including supermarkets, shops, takeaways and schools. PRICED TO SELL EARLY VIEWING IS ESSENTIAL.

**ACCOMMODATION**

A new composite style double glazed entrance door leads into the property's entrance hall.

**ENTRANCE HALL**

This has a staircase leading to the property's first floor accommodation, a central heating radiator, a central ceiling light and door into the lounge.

**LOUNGE**

**16'6" x 11'8" (5.03m x 3.56m)**

This has a dual aspect with two PVC double glazed windows to the front and rear elevations, there is an old Parkray style solid fuel heater (now unused), two large central heating radiators and a central ceiling light.

**BREAKFAST KITCHEN**

**10'3" x 8'6" (3.12m x 2.59m)**

Fitted with a range of base and wall units, a stainless steel sink unit, a PVC double glazed window, a central heating radiator, a ceiling light and door to the under stairs pantry. This has a PVC double glazed window and shelving.

**GROUND FLOOR SHOWER ROOM**

Fitted with a new white suite comprising of a walk in shower enclosure with modern tiling and a thermostatic shower, a low flush W/C and a pedestal wash hand basin. There are two PVC double glazed windows, two inset spotlights to the ceiling and modern vinyl flooring.

**FIRST FLOOR LANDING**

There is a PVC double glazed window to the rear, access into loft space, a ceiling light and doors into the bedrooms.

**BEDROOM 1**

**16'6" x 10'4" (5.03m x 3.15m)**

A large double bedroom, it has two PVC double glazed windows to the front and rear elevations, a double panel central heating radiator and a deep storage cupboard which also houses the pressurised hot water cylinder and solar panel controls.

**BEDROOM 2**

**11'6" x 8'6" (3.51m x 2.59m)**

There is a PVC double glazed window to the front, deep built in storage cupboards, a central heating radiator, a period style fire place and boarded flooring.

**BEDROOM 3**

**8'6" x 7'9" (2.59m x 2.36m)**

Bedroom 3 has a PVC double glazed window with outlook over the rear garden, a central heating radiator, boarded flooring and a ceiling light.

**OUTSIDE**

This has a hedging and fencing to the perimeters, neighboring properties have dropped the curb and created off road parking which is possible here if required.

**REAR GARDEN**

To the rear of the property, there is a good sized garden it is mainly lawned with a wooded area to the rear, it does require some maintenance.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

HEATING - Radiator central heating. Air source heat pump 2023.

COUNCIL TAX - Band A.

SOLAR PANELS - Details TBC.

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.

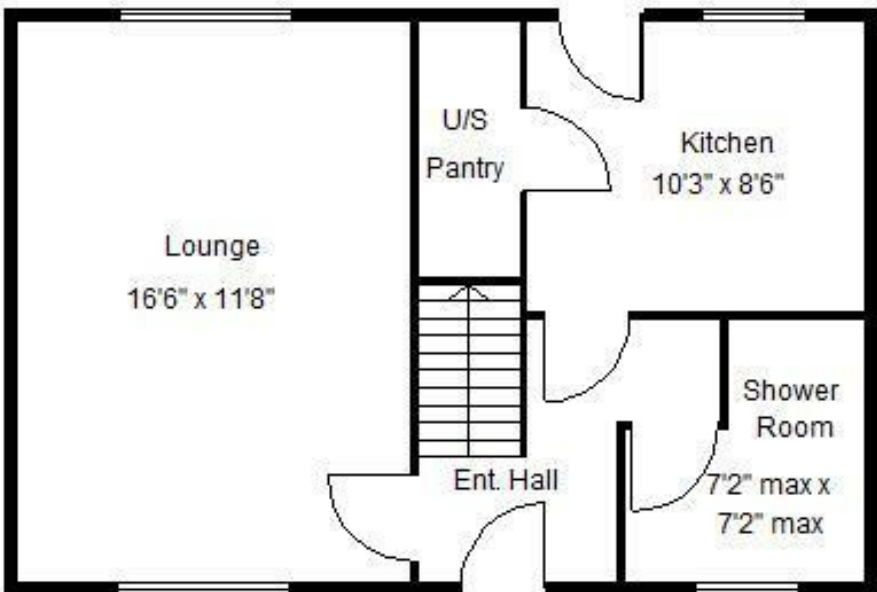
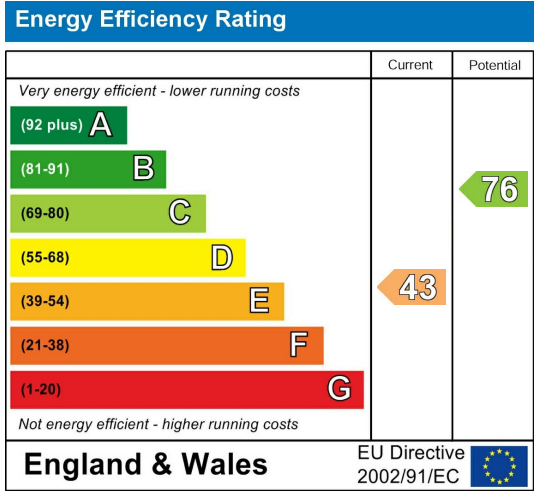
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific

advice from their professional advisors.

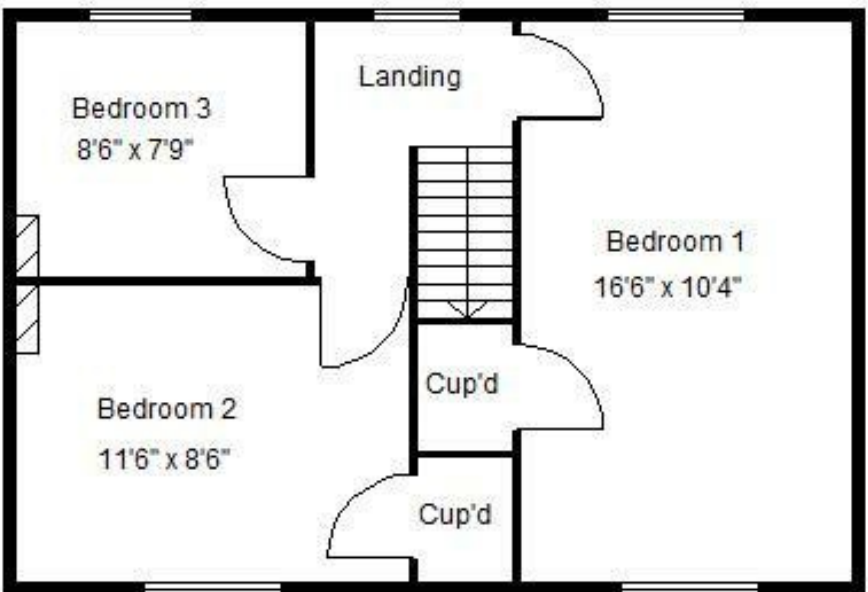
OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday  
www.hortonknights.co.uk

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.



Ground Floor



First Floor