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horton knights of doncaster



Appleby Place, Skellow, Doncaster, South Yorkshire, DN6 8NP  
Asking Price £195,000

**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.

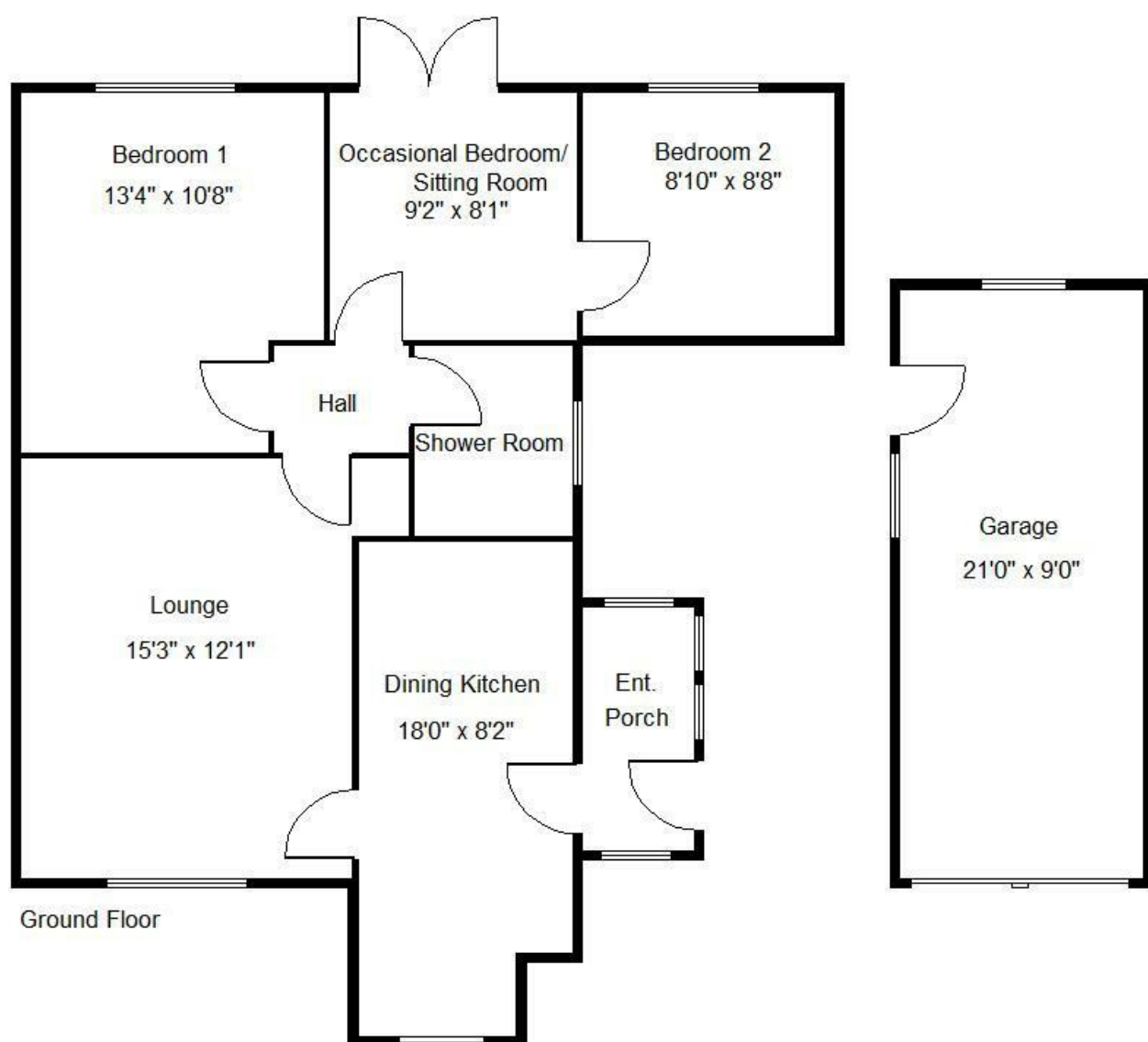
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to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	