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St. Annes Road, Belle Vue, Doncaster, DN4 5DZ  
Offers Around £159,950



**Tucked away on this lovely quiet road in the well regarded residential area of Belle Vue, close to Doncaster City Centre, this traditional style bay fronted semi detached house.**

Benefiting from PVC double glazing throughout, gas central heating via a combination boiler and comprises: Entrance hall, sitting room, dining area, kitchen, first floor landing, 2 large double bedrooms plus a large single bedroom and a bathroom with a white suite. Outside, the property has an open plan front garden and a beautiful enclosed rear garden which offers a good degree of privacy. The situation of the property means it is set in a lovely peaceful position whilst having quick and easy access to a wealth of local amenities including supermarkets, the city centre, schools and bus routes and therefore will suit a variety of buyers but particularly family purchasers. Viewing is highly recommended.

**ACCOMMODATION**

A double glazed composite style door with double glazed side screens to the left and right gives access into the property's entrance hallway.

**ENTRANCE HALL**

With stairs rising to the first floor accommodation, a door giving access to stairs down to the cellar, coving to the ceiling, a central heating radiator and a ceramic tiled floor. Doors lead off to the ground floor accommodation.

**SITTING ROOM**

**14'0" into bay x 11'8" (4.27m into bay x 3.56m)**

Having a PVC double glazed bay window to the front, a decorative feature fireplace with a white painted wood surround incorporating a tiled inset and a raised black hearth with an inset living flame gas fire, coving to the ceiling, original style picture rail to the walls and a central heating radiator.

**DINING AREA**

**12'10" x 11'8" (3.91m x 3.56m)**

Situated at the rear of the house with a PVC double glazed window enjoying the view over the rear garden, a central heating radiator, once again original style picture rail to the walls and a beautiful black original style cast iron fire surround, creating a nice focal point in the room. A square opening leads into the kitchen.

**KITCHEN**

**10'8" x 6'0" (3.25m x 1.83m)**

Fitted with a range of oak style wall mounted cupboards and base units with a rolled edge work surface incorporating a round single bowl stainless steel sink unit with matching drainer. There is a gas cooker point, plumbing for a washing machine with appliance recess, space for a tall fridge freezer, ceramic tiled splashbacks and a wood effect vinyl floor covering with a PVC double glazed window to the rear and a double glazed door to the side of the property.

**FIRST FLOOR LANDING**

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

With a PVC double glazed window to the side elevation and a built in over stairs storage cupboard with shelving and doors leading off to the remaining first floor accommodation.

**BEDROOM 1**

**12'10" x 9'7" to robes (3.91m x 2.92m to robes)**

A good sized double room tucked away at the rear of the house with a PVC double glazed window overlooking the rear garden, a central heating radiator, coving to the ceiling, original style picture rail to the walls and a bank of fitted wardrobes providing hanging rail and shelving space with overhead storage plus a dressing area with a built in mirror.

**BEDROOM 2**

**12'0" x 9'9" (3.66m x 2.97m)**

Another double bedroom with a PVC double glazed window to the front, a central heating radiator, a built in wardrobe to the left hand alcove of the chimney breast and again a black painted original style cast iron fire surround creating that focal point and original style picture rail to the walls.

**BEDROOM 3**

**8'3" x 8'0" (2.51m x 2.44m)**

For a third bedroom, this is a good size, a look at the floor plan will give a good idea of the measurements on offer. There is a PVC double glazed window to the front and a central heating radiator.

**BATHROOM**

Fitted with a 3 piece white suite comprising of a low flush W/C, a pedestal wash hand basin and a white cast iron and enamel bath with a wall mounted electric

shower above. There is tiling to the bathing areas, a built in airing cupboard housing the gas central heating boiler, a wall mounted heated towel rail, a small loft hatch and a PVC double glazed window to the rear elevation.

**OUTSIDE**

To the front of the property, there is a small open plan garden with flower beds stocked with a variety of flowering plants and shrubs and a brick built wall to the front boundary. Steps from the pavement lead up to the front entrance door, whilst the concrete pathway gives access to a gate at the side which leads on to the side entrance point into the house and in turn into the rear garden.

**REAR GARDEN**

The rear garden is very nicely presented and is predominantly laid to lawn with a stepping stone pathway and block paved patio area which has a pergola and timber trace work, ideal for climbing plants or an area for seating in the warmer months. There is also a summer house which can be used for seating or storage as required, an external water tap and a security light attached to the rear of the property plus concrete posts and timber fencing to the boundary. Overall a very pretty space which must be viewed to be appreciated.

**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. Age of boiler...

COUNCIL TAX - Band A.

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

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