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Selkirk Road, Intake, Doncaster, DN2 6QE
Offers Around £159,950

This really well proportioned 3 bedroom mid town house sits in a popular residential location with the benefit of a NEWLY FITTED CONTEMPORARY SHOWER ROOM!

The accommodation on offer benefits from PVC double glazing, gas fired central heating and briefly comprises: Entrance vestibule into entrance hall, spacious lounge, separate dining room, fitted kitchen, first floor landing, 2 double bedrooms and a really good sized third single bedroom plus an immaculate recently fitted contemporary style shower room. Outside, the property has an enclosed courtyard to the front plus an enclosed rear garden. The property has access to a wealth of amenities including schools, local shops, supermarkets and Doncaster Royal Infirmary. It offers a great opportunity for a family or potentially an investment buyer, viewing is recommended to appreciate all it has to offer.

ACCOMMODATION

A PVC double glazed entrance door gives access into the property's entrance vestibule.

ENTRANCE VESTIBULE

With a PVC double glazed window to the front, wood style laminated flooring, timber panelling to dado level to the walls and a PVC double glazed internal door and side screen giving access into the entrance hall.

ENTRANCE HALL

With stairs rising to the first floor, a central heating radiator, dado rail to the walls and ceramic tiling to the floor. Doors lead off to the ground floor accommodation.

LOUNGE

16'6" x 12'0" (5.03m x 3.66m)

Immaculately presented and recently decorated, this has PVC double glazed french style doors and side screens overlooking the rear garden, a central heating radiator, dado rail to the walls and grey wood style laminated flooring.

DINING ROOM

12'4" x 6'2" (3.76m x 1.88m)

With ceramic tiled flooring continuing through from the entrance hall, a central heating radiator and a PVC double glazed door giving access to the rear garden.

KITCHEN

12'0" x 7'10" (3.66m x 2.39m)

The kitchen is smartly presented with an attractive range of oak style wall mounted cupboards and base units with a granite effect rolled edge work surface incorporating a 1 1/2 bowl stainless steel sink unit with tiled splashbacks. Integrated appliances include a fridge freezer, plus there is plumbing for a washing machine and space for a tumble dryer with appliances

recesses, a gas cooker point with a brushed stainless steel splashback and a matching brushed stainless steel extractor hood above. There is ceramic tiled flooring continuing through from the entrance hall, a PVC double glazed window to the front and a vertical central heating radiator.

FIRST FLOOR LANDING

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

There is an access point into the loft space, dado rail to the walls and doors leading off to the first floor accommodation.

BEDROOM 1

13'2" max x 11'1" (4.01m max x 3.38m)

Having a PVC double glazed window to the front, a central heating radiator and fitted mirror fronted wardrobes.

BEDROOM 2

12'2" max x 11'7" (3.71m max x 3.53m)

Another good sized double bedroom with a PVC double glazed window to the rear, a central heating radiator and a built in cupboard.

BEDROOM 3

9'1" x 8'7" (2.77m x 2.62m)

A really nice size for a third bedroom, with a PVC double glazed window to the front and a central heating radiator.

SHOWER ROOM

Immaculately fitted out, this recently refurbished shower room comes with a white suite comprising of a low flush W/C, a pedestal wash hand basin and a double width shower cubicle housing a mains plumbed shower. Fitted with attractive grey ceramic tiling to the

walls and a slate grey laminated tile effect floor covering, a white high gloss vanity unit matching the rest of the suite, 2 PVC double glazed windows to the rear, PVC panelling to the ceiling, an extractor fan and a chrome wall mounted heated towel rail.

OUTSIDE

To the front of the property, there is a block paved area with a brick built wall to the boundary and double cast iron gates.

REAR GARDEN

With a block paved patio leading to a shaped lawn and a further concrete hard standing area at the bottom of the garden. There is timber fencing to the boundary and external security is attached to the rear of the property.

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 unknown.

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, O2 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

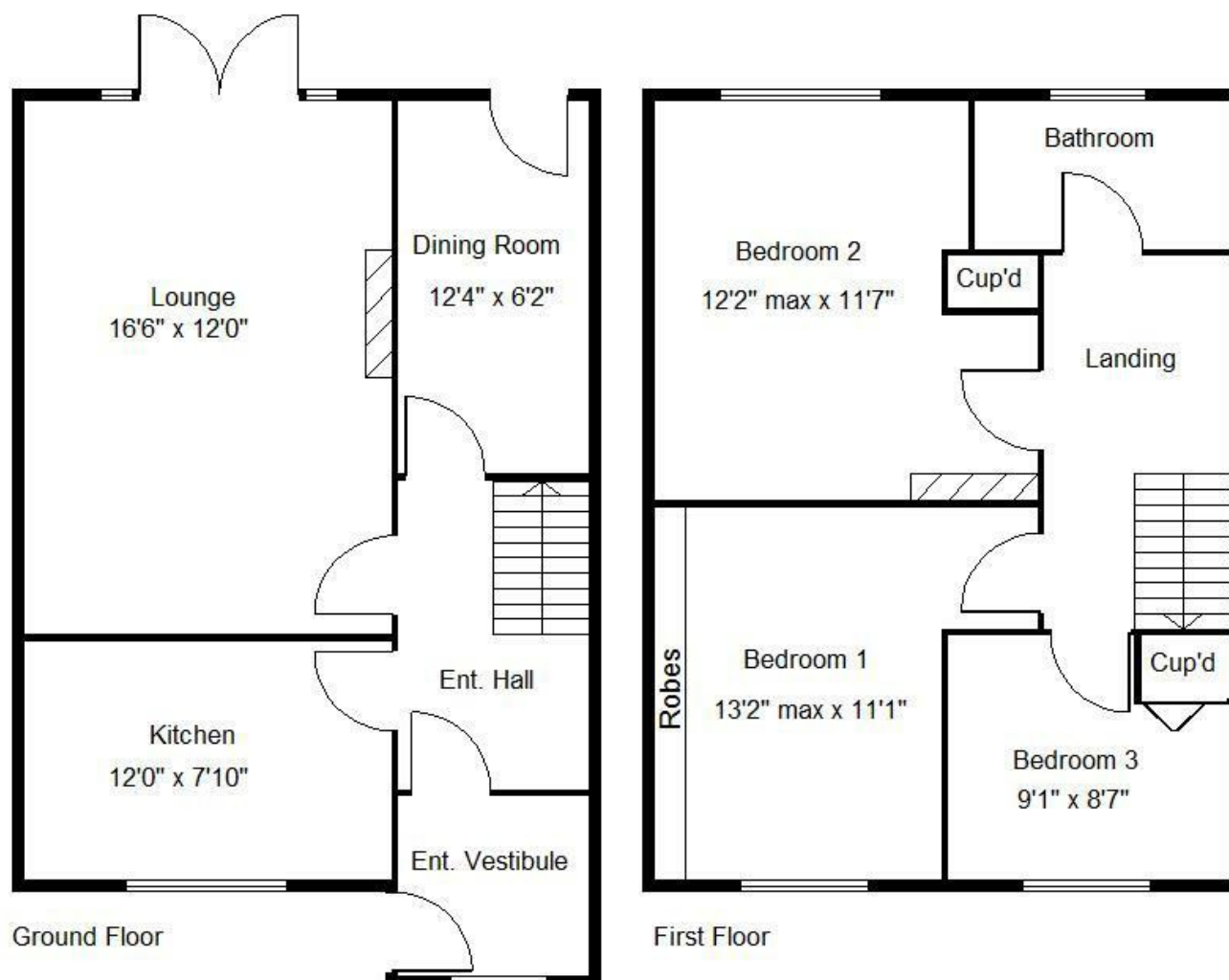
to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	