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horton knights of doncaster



Brecks Lane, Kirk Sandall, Doncaster, DN3 1NH
Guide Price £120,000 - £125,000

FANTASTIC PLOT / THREE BEDROOM PILKINGTON HOUSE / BRICK GARAGE / IN NEED OF UPDATING / HUGE AMOUNT OF SCOPE AND POTENTIAL / PRICED ACCORDINGLY //

Located on this popular roadway, a huge development opportunity for investors/ speculators or anyone in the building trade. Three bedroom end terrace house which has the benefit of a large garden. The property has an solid fuel fired central heating system (not tested) / timber sash and casement windows, and briefly comprises; central hall with stairs to first floor, spacious lounge, separate dining room, large extended kitchen, ground floor w/c, first floor landing, three good sized bedrooms, and a bathroom. Outside are large gardens, to the rear is a perceptually good size, side driveway, detached brick garage (not inspected). Great location with access to amenities including local shops, schools etc. Price to sell, early viewing recommended.

ENTRANCE HALL

A timber glazed entrance door into entrance hall. This has a staircase up to the first floor accommodation, a door from here leads into the lounge and separate dining room.

LOUNGE

16'0" x 12'0" max (4.88m x 3.66m max)

The lounge has timber casement windows with a timber casement door. A period style ceramic tile fireplace, open hearth, double panel radiator, coving to the ceiling and lights.

DINING ROOM

13'02" x 12'0" max (4.01m x 3.66m max)

The dining room has a timber casement bow window to the front, a central heating radiator, coving, offset fireplace, and double doors to extended dining kitchen.

EXTENDED KITCHEN

12'10" x 10'6" max (3.91m x 3.20m max)

The kitchen is in need of re-fitment. There is a range of base units with a single drainer sink unit, built in under stairs cupboard, central heating radiator, and a cupboard which houses a Trianco solid fuel central heating boiler (not tested).

SIDE LOBBY

This has timber casement door to side, windows and access to a ground floor w/c.

GROUND FLOOR W/C

This is a low flush white suite and a light.

FIRST FLOOR LANDING

Timber casement window, timber casement sash window with an outlook to the rear.

BEDROOM 1

16'0" x 11'0" max (4.88m x 3.35m max)

This is a large double room, two timber sash windows to the front, central heating radiator and a built in cupboard with hot water cylinder.

BEDROOM 2

13'0" x 8'10" max (3.96m x 2.69m max)

This has a timber sash window to the front, central heating radiator and a ceiling light.

BEDROOM 3

10'0" x 6'8" max (3.05m x 2.03m max)

Bedroom three has a timber sash window to the rear, central heating radiator and a ceiling light.

BATHROOM

Has a bath washbasin w/c, sash window, central heating radiator and a ceiling light.

OUTSIDE FRONT

To the front of the property, there is a good sized garden, all enclosed with maturing shrubs plans and bushes. There is a brick wall to the side drive. The side drive provides car standing and intern leads to a brick built garage.

GARAGE

The garage has double opening doors (not inspected).

ENCLOSED REAR GARDEN

This is a good size, it is quite overgrown so requires some general updating and maintenance.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

HEATING - Solid fuel heating boiler (not tested). Age of boiler...???

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1139 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

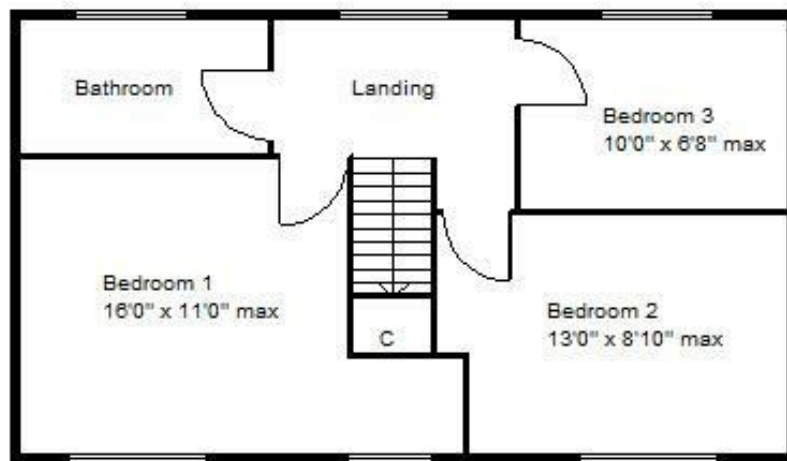
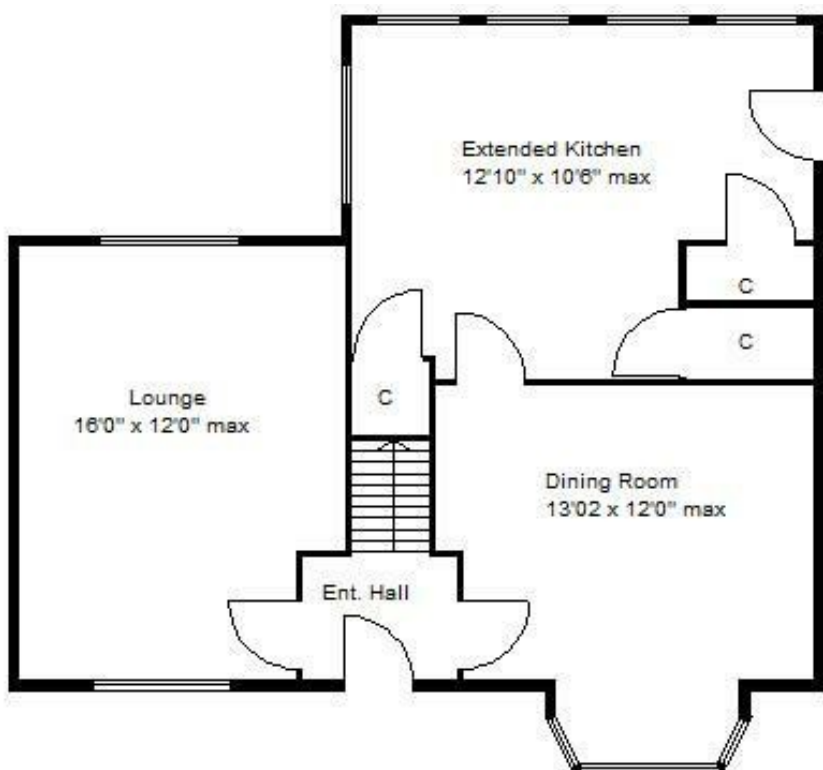
to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional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

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

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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

