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High Street, Dunsville, Doncaster, DN7 4BZ
Asking Price £165,000

3 BEDROOM SEMI-DETACHED HOUSE / ATTRACTIVE ROADWAY / OFFERING HUGE AMOUNT OF POTENTIAL TO ANY BUYER / GAS CENTRAL HEATING / DOUBLE GLAZING / GOOD SIZED GARDENS / OFF ROAD PARKING TO FRONT//

Of interest to buyers looking for a bit of a project, a good sized 3 bedroom semi-detached house, which benefits from modern pvc double glazing, gas central heating and briefly comprises: Entrance hall, front facing lounge, open plan dining kitchen with log burner, first floor landing, three good sized bedrooms, and a bathroom. Outside are front and rear gardens, long side drive brick storage garage. Well placed with access to local amenities within Dunsville including a good variety of local shops, schools, etc. Plus easy access to the motorway network and Doncaster city centre. PRICED TO SELL. EARLY VIEWING RECOMMENDED.

ACCOMMODATION

A Pvc double glazed entrance door leads into the properties entrance hall.

ENTRANCE HALL

This has a central heating radiator, a staircase from to the first floor accommodation with a built in under stairs storage cupboard. An original period style door leads into the front facing lounge.

LOUNGE

13'7" x 12'8" max (4.14m x 3.86m max)
This is a good size, it has a deep pvc double glazed bay window to the front, a stone fire place, central heating radiator, delft rail, and a central ceiling light.

LARGE OPEN PLAN KITCHEN

17'10" x 13'8" max (5.44m x 4.17m max)
From the entrance hall, a second door leads into an open plan dining kitchen. This has a range of base and wall units with a work surface, and a single drainer stainless steel sink unit. There is a log burner inset to a recessed fireplace, two pvc double glazed double opening French doors onto the rear garden, further pvc double glazed window to the side, plus a tall built in understairs storage cupboard.

FIRST FLOOR LANDING

This has a central ceiling light, a deep in-built cupboard with shelving, and doors to bedrooms and bathroom.

BEDROOM 1

13'8" x 10'6" max (4.17m x 3.20m max)
A lovely double bedroom, it has a pvc double glazed window to the front, central heating radiator, ceiling

light, built in wardrobe set to the recess, and a central fireplace.

BEDROOM 2

13'8" x 8'0" max (4.17m x 2.44m max)
A good sized second double bedroom it has a pvc double glazed window to the rear, central heating radiator, built in wardrobe and a period style fire place.

BEDROOM 3

8'0" x 7'6" max (2.44m x 2.29m max)
A comfortable sized third bedroom, it has a pvc double glazed window to the side, an access point into the loft pace, central heating radiator and central ceiling light.

HOUSE BATHROOM

This is fitted with a suite that comprises of panelled bath, with independent electric shower over including a shower screen, wash hand basin, low flush w/c, central heating radiator, pvc double glazed window, ceiling light/ heat unit.

OUTSIDE

To the front of the property, there is a good sized lawn, which has a dropped curb giving access to a long side drive that continues into the rear garden.

REAR GARDEN

To the rear, there is a good sized, mainly lawned garden, there is concrete post and timber fencing to the perimeters. Within the garden there is a garage however there are several timber outbuildings blocking direct vehicular access. Attached brick store to the rear elevation.

AGENTS NOTES:

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

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..TBC

COUNCIL TAX - Band B

BROADBAND - Superfast broadband is available with download speeds of up to 80 mbps and upload speeds of up to 20 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.

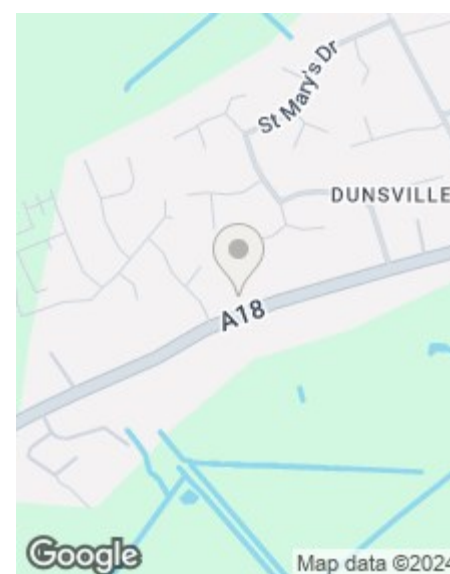
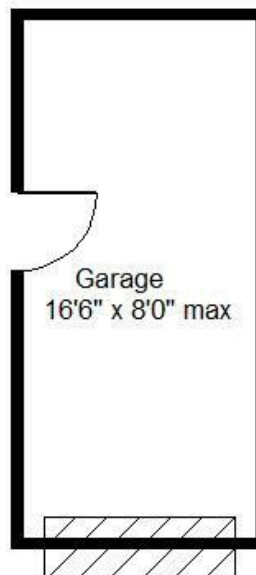
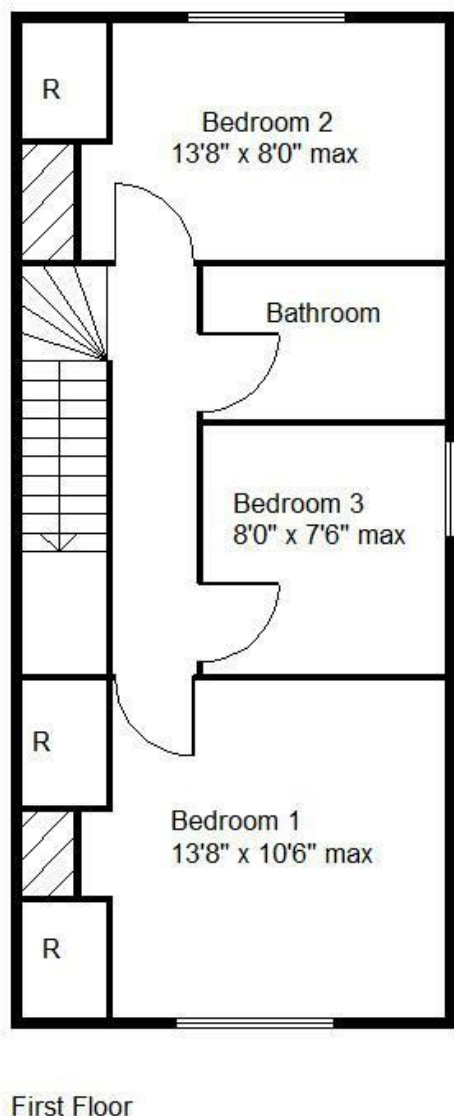
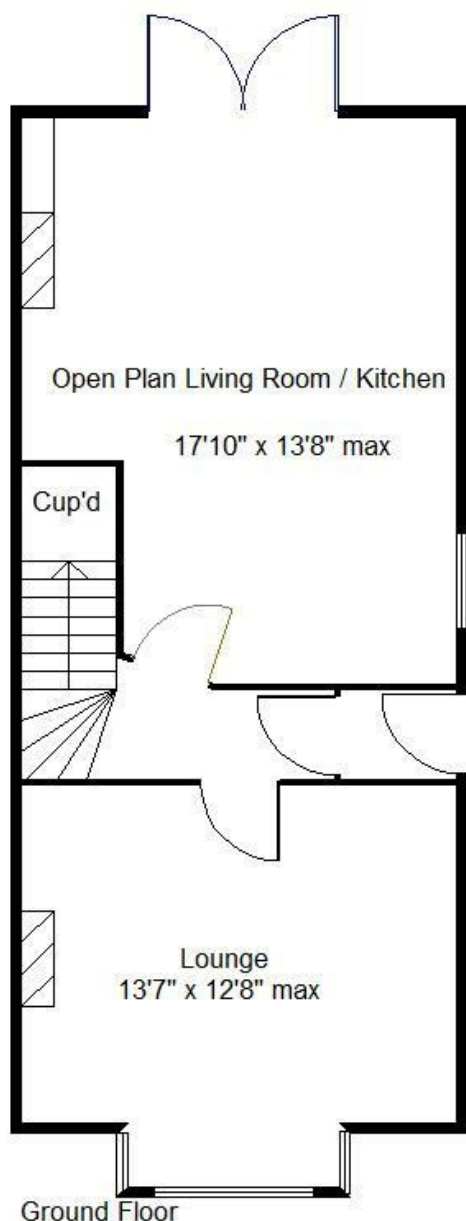
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point.

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

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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