

horton knights of doncaster

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Rosedale Road, Scawsby, Doncaster, DN5 8SU  
Offers Over £144,995



**3 BEDROOM SEMI DETACHED HOUSE / POPULAR ROADWAY IN SCAWSBY / REAR LEAN TO LOBBY & UTILITY ROOM / ENCLOSED GARDEN / WORKSHOP STYLE GARAGE / VACANT POSSESSION / VIEWING RECOMMENDED //**

Situated on this popular roadway in Scawsby, a good size 3 bedroom semi detached house. Fitted with a gas radiator central heating system and pvc double glazing to the majority of windows, it briefly comprises: Entrance hall with stairs to first floor, lounge, separate dining room, fitted kitchen, rear lean-to style utility lobby, first floor landing, three bedrooms and a modern bathroom. Outside, there are front and Westerly facing rear gardens, a side drive (no dropped curb) and a detached workshop/ garage. Well placed with access to local amenities including variety of supermarkets, well regarded schools and access to the motorway networks via the A1, M18 etc. **VIEWING RECOMMENDED.**

**ACCOMMODATION**

A composite double glazed door leads into the property's entrance hall.

**ENTRANCE HALL**

This has a tiled floor covering, a staircase to the first floor, a central heating radiator, coving to the ceiling, a ceiling light and a door into the lounge.

**LOUNGE**

**13'1" into bay x 12'3" max (3.99m into bay x 3.73m max)**

A front facing reception room, it has a deep pvc double glazed bay window to the front, a contemporary style gas fire (not tested), a central heating radiator, ornate cornicing to the ceiling and a central ceiling light.

**DINING ROOM**

**11'6" x 9'6" (3.51m x 2.90m)**

This has a timber casement window which gives an outlook into the rear garden via the lobby.

**FITTED KITCHEN**

**11'3" x 5'6" (3.43m x 1.68m)**

This is fitted with a range of base and wall units with a work surface over, there is a porcelain style white sink with mixer tap, a four ring gas hob, an integrated double oven, modern tiling to the splashbacks, a pvc double glazed window, a ceiling light, tiled flooring and a deep built in under stairs storage cupboard. Concealed behind one of the kitchen units, there is a floor standing gas fired boiler.

**UTILITY LOBBY**

A lean-to style pvc double glazed utility style rear lobby, there is plumbing and space for a washing machine and tumble dryer, a central heating radiator,

coving to the ceiling, a central ceiling light and two pvc double glazed double opening doors which lead out onto the property's rear garden.

**FIRST FLOOR LANDING**

This has a pvc double glazed window to the side, an access point into the loft space via a retractable ladder and doors to the bedrooms and bathroom.

**BEDROOM 1**

**14'0" into bay x 9'7" max (4.27m into bay x 2.92m max)**

This is a good sized double room, it has a pvc double glazed bay window to the front, fitted wardrobes concealing hanging rail and storage and inset spotlighting to the ceiling.

**BEDROOM 2**

**11'7" x 9'6" max (3.53m x 2.90m max)**

A second double bedroom, it has a pvc double glazed window with an outlook to the rear, a central heating radiator and a built in cupboard which houses the hot water cylinder with linen storage above.

**BEDROOM 3**

**8'9" x 5'6" (2.67m x 1.68m)**

This has a pvc double glazed window, a central heating radiator and a built in wardrobe style cupboard above the stair bulk head.

**HOUSE BATHROOM**

All smartly finished with a modern suite comprising of a shower style bath with a shower screen and an independent electric shower, a wash basin and a low flush w/c inset to bathroom furniture. There is modern tiling to the four walls, coordinating floor tiling, a pvc double glazed window an extractor fan and a ceiling light.

**OUTSIDE**

With a hard standing car area to the front (no dropped curb) and a slate hard landscaped flower bed to the side.

**REAR GARDEN**

An enclosed rear garden with concrete posts and timber fencing to the perimeters, there is an artificial lawn and a timber storage shed to the far corner. There is a detached garage which is not accessible via car but suitable for bicycles/ motorbikes etc, with an up and over door, power and light laid on, plus a personnel side door.

**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 220 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.

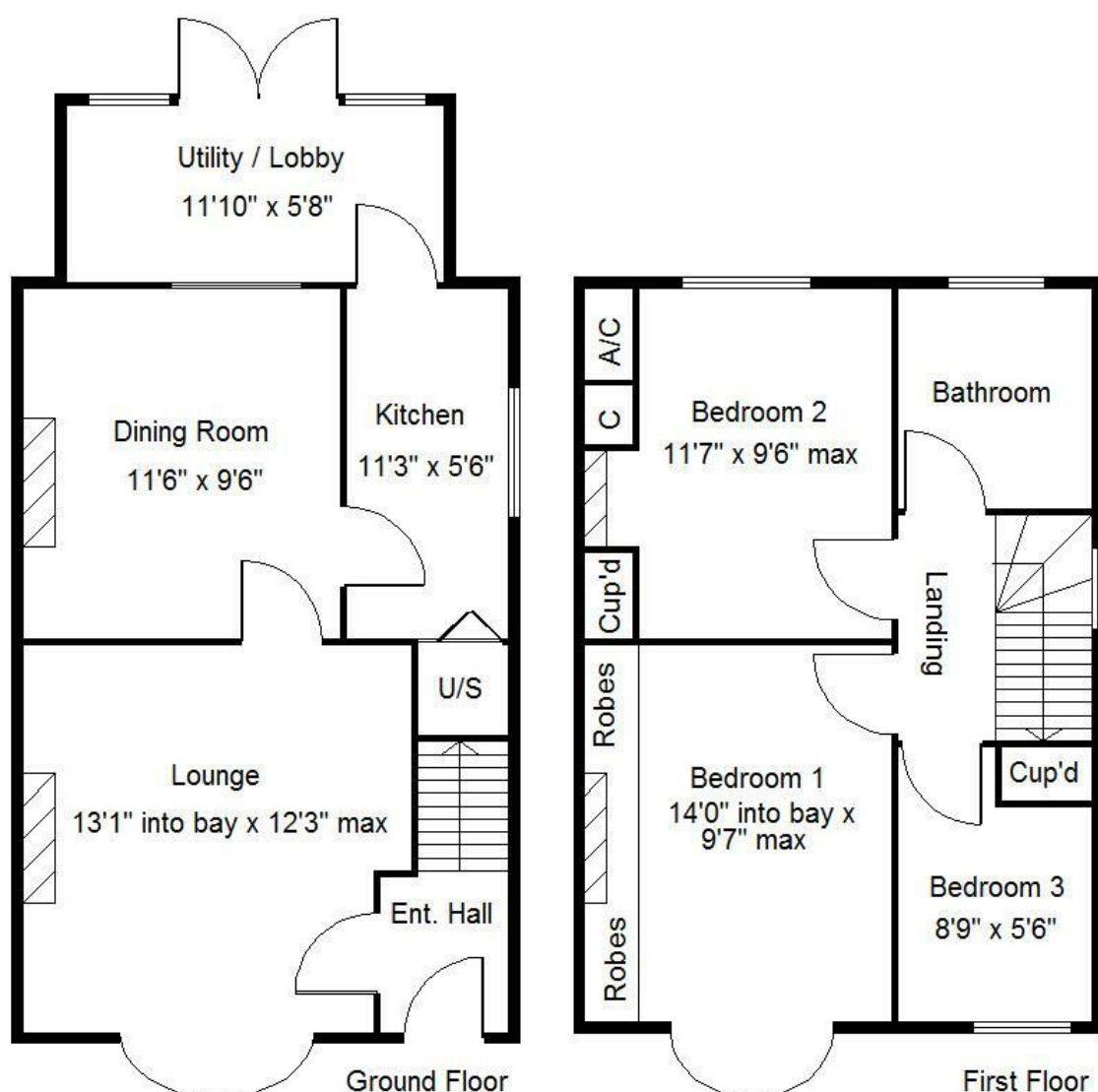
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important

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  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

