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Barret Road, Cantley, Doncaster, DN4 6JX  
Offers Over £199,995

**LARGE 3 BED REFURBISHED SEMI-DETACHED HOUSE / NEW PVC DOUBLE GLAZING 2024 / NEW CENTRAL HEATING SYSTEM 2024 / OPEN PLAN DINING KITCHEN / LARGE PRIVATE REAR GARDEN / NO ONWARD CHAIN //**

Having undergone extensive schemes of work, including new pvc double glazing, rewiring, and new central heating, this refurbished semi-detached house in the sought after residential suburb of Cantley, near Doncaster, is immaculate and at ready to move into condition. The accommodation comprises; entrance hall, lounge, dining kitchen, first floor landing, two large double bedrooms and a good sized single, immaculate modern style bathroom with a four piece white suite. Outside the property has a good sized front garden, an equally well proportioned and private rear garden. Its location affords it great access to a wealth of local amenities including local primary and secondary schools, shops, supermarkets, and Doncaster town centre. This is a wonderful renovation, with no onward chain, ready to move into. Viewing is highly recommended.

**ACCOMMODATION**

A double glazed composite style door with newly fitted double glazed window gives access to;

**ENTRANCE HALL**

With a grey marble effect vinyl floor covering, stairs rising to the first floor, central heating radiator, large built in under stairs storage cupboard housing the newly fitted gas combination boiler and doors leading to the remaining ground floor accommodation.

**LOUNGE**

**13'8" x 12'0" max (4.17m x 3.66m max)**

Situated at the rear of the property, this has a pvc double glazed window with a pvc double glazed door giving access into the rear garden and a double panel radiator and central ceiling light.

**DINING KITCHEN**

**18'6" x 9'7" max (5.64m x 2.92m max )**

Newly fitted within the last few months, this is a lovely modern space which has a range of white matt finished wall mounted cupboards and base units, with a marble style work surface incorporating a single bowl sink unit with a brushed nickel mixer tap. Other integrated appliances include an electric fan assisted oven, four ring induction hob, a black glass splash back, and extractor hood above. There is also an integrated fridge freezer plus plumbing for a washing machine, with a dedicated appliance recess and marble style floor covering continued from the entrance hall.

The dining area itself has a breakfast bar matching the kitchen units as well as a pvc double glazed window to the rear and a central heating radiator. A pvc double glazed door gives access to the side lobby which in turn gives access to the outbuildings and the rear garden.

**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 front and doors leading off to the remaining accommodation.

**BEDROOM 1**

**12'4" x 10'9" max (3.76m x 3.28m max )**

A lovely large double bedroom, with a central heating radiator and a pvc double glazed window, enjoying the view over the rear garden.

**BEDROOM 2**

**10'3" x 9'10" max (3.12m x 3.00m max )**

Another lovely sized double bedroom, with a pvc double glazed window looking towards the rear garden, and a central heating radiator.

**BEDROOM 3**

**9'2" x 7'2" max (2.79m x 2.18m max )**

A good sized single room with a pvc double glazed window to the front, central heating radiator, built in wardrobe with hanging rail, and a further built in over stairs storage cupboard, providing further storage.

**BATHROOM**

The bathroom itself has been made slightly larger by the current owners and so it has a four piece suite which comprises; low flush w/c, wash hand basin set into vanity unit, panelled bath, shower cubicle with a brushed aluminium and glass shower screen with a wall mounted electric shower. The suite is beautifully finished with chrome style fittings including a wall mounted heated towel rail with pvc double glazed windows to the front and side elevations, ceramic tiled floor, and quartz effect panelling to the splash back areas in the shower cubicle.

**OUTSIDE**

To the front of the property, there is a lawned and gravelled garden with concrete post and timber fencing with a brick built wall to the boundaries.

**STORE**

A pvc double glazed door from the pathway gives access to the side lobby which as previously mentioned, leads to a good sized brick built out-building with a pathway leading into the rear garden.

**REAR GARDEN**

A well proportioned southerly facing rear garden, benefiting from afternoon and evening sun. There is a concrete patio area and concrete posts and timber fencing to the perimeters.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

INSTALLATIONS - A new roof, fascias, guttering and soffits have been installed in the property December 2023.

DOUBLE GLAZING - New PVC double glazing installed 2024.

HEATING - Gas radiator central heating via a newly installed boiler 2024.

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.

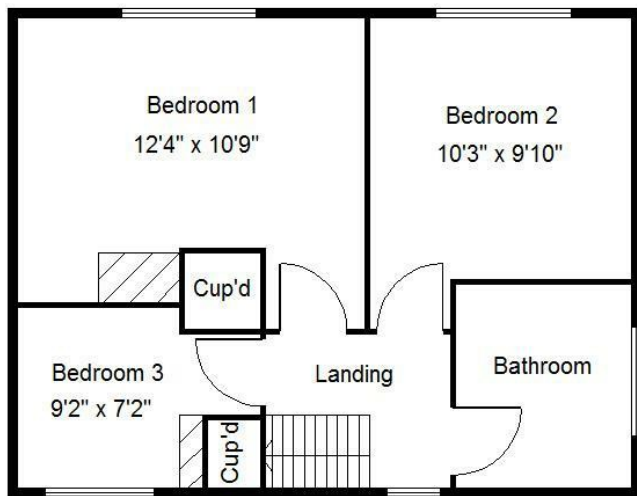
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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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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.



First Floor



Ground Floor



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 84        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 66                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |