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Amberley Rise, Skellow, Doncaster, DN6 8NT
Guide Price £190,000 - £200,000

PRISTINE & READY TO MOVE INTO / IMMACULATE 2 BEDROOM SEMI-DETACHED BUNGALOW / FULLY REFURBISHED IN RECENT YEARS / NEW CONSERVATORY EXTENSION / NEW MULTI FUEL LOG BURNER / EARLY VIEWING RECOMMENDED //

Situated on this popular area, an immaculately presented refurbished and remodeled 2 bedroom semi-detached bungalow. The property has a gas radiator central heating system, pvc double glazing and briefly comprises: Entrance into a beautiful dining kitchen, modern 'Dove Grey' units including integrated appliances, spacious lounge with a new multi fuel burner, inner lobby, two double bedrooms, and a large newly built conservatory from bedroom two plus an immaculate white contemporary shower room. Outside are beautifully maintained gardens, the rear feels private, not directly overlooked, with ample car parking. Skellow enjoys access to amenities, including a variety of local shops, plus easy access to the A1 and motorway networks.

ACCOMMODATION

A pvc double glazed entrance door leads into the properties open plan dining kitchen.

DINING KITCHEN

14'10" x 7'7" max (4.52m x 2.31m max)
This is all beautifully finished with a range of newly fitted 'Dove Grey' coloured cabinets, with a contrasting timber effect work surface over and matching tiled splashback. There is a four ring ceramic induction hob, matching glass splashback and extractor hood over. An integrated electric oven, combination microwave, integrated fridge freezer and plumbing for washing for an automatic washing machine. All presented with modern decorations, including cornicing to the ceiling, two pvc double glazed windows to the front and side elevations, central heating radiator, two ceiling lights, with a door from here leading into a beautiful lounge.

LOUNGE

15'3" x 12'2" max (4.65m x 3.71m max)
This is a good sized room it has a broad pvc double glazed bay window to the front, a feature new HETAS certified multi fuel burner, inset to a fireplace with an oak mantle, modern laminate flooring, ornate cornicing, ceiling light, and a double panel central heating radiator.

LOBBY

This has a continuation of the laminate flooring with access point into the loft space, central ceiling light and doors to the bedrooms and shower room.

BEDROOM 1

17'6" x 10'0" max (5.33m x 3.05m max)
A beautiful double bedroom which has been recently decorated and fitted with a new carpet, it has a pvc double glazed window with an outlook of the rear garden

courtesy of the conservatory. There is a central heating radiator, ornate cornicing, and a ceiling light.

BEDROOM 2

9'0" x 8'0" max (2.74m x 2.44m max)
This is a good sized second bedroom, it has two pvc double glazed double opening french style doors which give access into the conservatory, a central heating radiator, laminate flooring, ornate cornicing, and a central ceiling light.

NEW CONSERVATORY

17'6" x 9'0" m,ax (5.33m x 2.74m m,ax)
The conservatory is a new edition. It is a particularly good size, having two pvc double glazed double opening french doors onto a decked patio and sitting area. There is a modern laminate floor covering, and a polycarbonate style roof.

SHOWER ROOM

Contemporary style shower room, all smartly finished with a modern white suite that comprises of a walk in shower enclosure, with mains plumbed, thermostatic shower, including a rainfall style shower head, wash hand basin inset to vanity unit, matching low flush w/c. There is modern tiling to the shower and splashbacks, pvc double glazed window, central heating radiator, vinyl flooring, and an extractor fan with ceiling light.

OUTSIDE FRONT

To the front of the property there is a beautifully tended garden, this has a central artificial lawn, with a pebble decorative border, stocked with a variety of shrubs and plants. A broad blocked paved driveway provides ample car standing, and in turn continues along the side of the property, to create additional and further car standing. External water tap.

REAR GARDEN

This is a lovely space, it's all nicely enclosed with concrete post and timber fencing to the perimeters. There is a timber deck patio and sitting area which gives access to a further paved area which is perfect for summer entertaining. A lawn with shaped flower beds and border stock with a good verity of mature shrubs and plants including ornamental trees etc. and two useful aluminium garden stores.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

HEATING - Combination type boiler. Age of boiler ???

COUNCIL TAX - Band B

BROADBAND - Superfast broadband is available with download speeds of up to 76 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.

fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

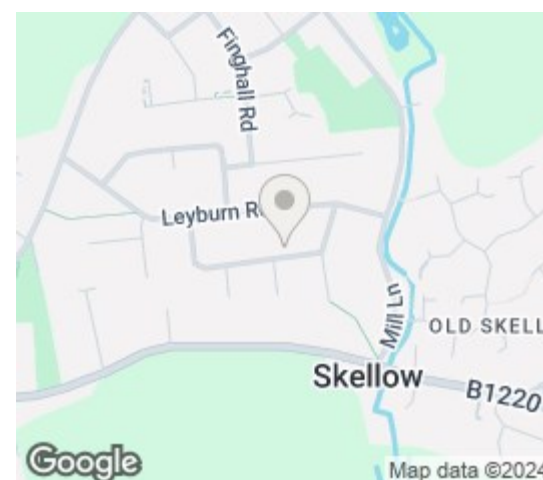
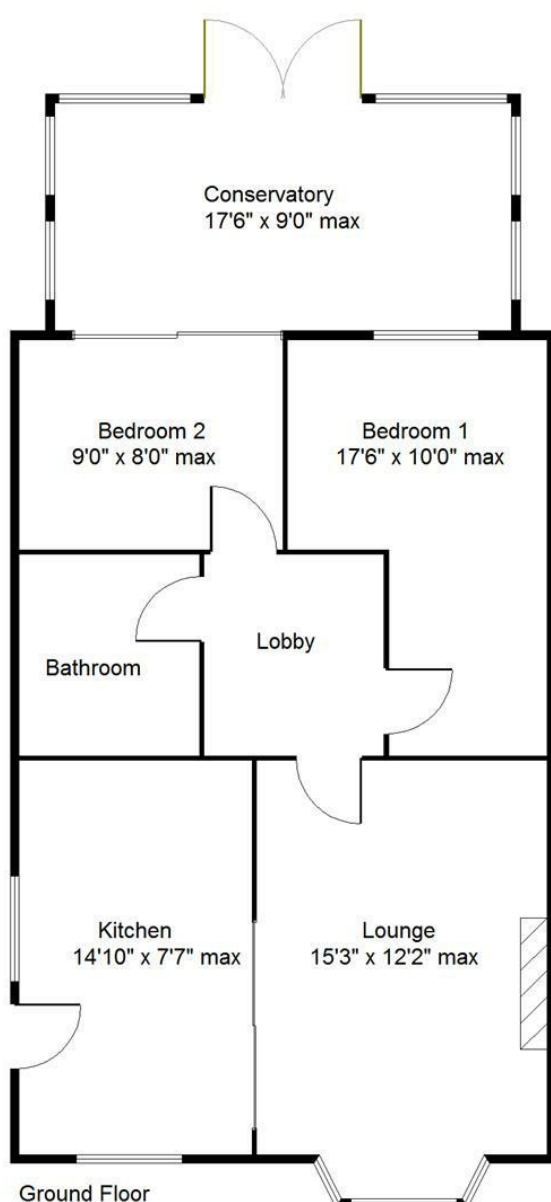
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Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	