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Castell Crescent, Cantley, Doncaster, DN4 6LG
Asking Price £160,000

2 DOUBLE BEDROOM SEMI DETACHED HOUSE / FANTASTIC GARDEN ROOM EXTENSION TO REAR / ATTRACTIVE WOODED BACKDROP / POPULAR ROADWAY WITHIN CANTLEY / VIEWING ESSENTIAL //

Enjoying a lovely position on this popular roadway with a wooded backdrop an extended 2 double bedroom semi detached house. It has a gas central heating system via a modern combination type boiler, pvc double glazing and briefly comprises: Entrance hall, lounge, more open plan kitchen which opens into a lovely garden room, side lobby, ground floor wc and a utility room. First floor landing, 2 double bedrooms and a modern shower room. Outside are attractive gardens, a shared side driveway, and a very private rear garden with a beautiful wooded backdrop. Cantley enjoys a wealth of local amenities including good local schools, shops etc plus easy access to Lakeside retail and leisure and the city centre. **VIEWING RECOMMENDED.**

ACCOMMODATION

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

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a ceiling light, a smoke alarm and a door into the lounge.

LOUNGE

13'3" x 13'3" max (4.04m x 4.04m max)

This is an attractive front facing reception room, it has a broad PVC double glazed window to the front, a double panel central heating radiator, a recess for a fireplace, coving to the ceiling, a central ceiling light and a door leading into the kitchen.

KITCHEN

13'2" x 8'8" (4.01m x 2.64m)

This is fitted with a range of low level units finished with a rolled edge work surface, there is a single drainer stainless steel sink unit with a mixer tap. There is an integrated four ring ceramic hob with an extractor hood above and an integrated oven beneath plus there's room for a large American style fridge/freezer. A door to the side lobby and a broad opening into a new garden room.

GARDEN ROOM / INFORMAL LOUNGE

12'0" x 8'8" (3.66m x 2.64m)

This has a wide PVC double glazed door which gives access into the property's rear garden, there is inset spotlighting to the ceiling, a velux style window, a central heating radiator and a door to a separate utility room.

UTILITY ROOM

This has plumbing for a washing machine, room for a

tumble dryer above and also houses the gas fired combination type boiler which supplies the domestic hot water and central heating systems. There is a PVC double glazed window and a ceiling light.

SIDE LOBBY

This has an exterior door and further doors leading to a deep built in understairs storage cupboard and on the opposite side, there is a door to the ground floor W/C.

GROUND FLOOR W/C

Fitted with a low flush W/C, a PVC double glazed window, a central heating radiator, tiled flooring and a ceiling light.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side, an access point into the loft space and doors to the bedrooms and shower room.

BEDROOM 1

13'4" x 11'1" (4.06m x 3.38m)

A lovely double bedroom, it has a broad PVC double glazed window to the front, a central heating radiator, two sets of fitted wardrobes, a ceiling light and coving.

BEDROOM 2

11'2" x 10'2" (3.40m x 3.10m)

An excellent second double bedroom, it has a PVC double glazed window with an outlook to the rear, a built in storage cupboard, coving and a ceiling light.

SHOWER ROOM

Fitted with a modern white suite comprising of a large shower enclosure with a mains plumbed thermostatic shower and a rainfall style shower head, a pedestal wash hand basin and a low flush W/C. There is a PVC

double glazed window, modern tile effect waterproof walling, a contemporary towel rail/radiator and a ceiling light.

OUTSIDE

To the front of the property, there is an attractive garden which is partly lawned with decorative flower beds and borders, including a little ornamental pond. Double gates give access onto a shared drive, which continues between both properties and leads to the rear garden.

REAR GARDEN

The rear garden is all well tended, it has fencing to the perimeters and has a central lawn with shaped flowerbeds and borders stocked with a variety of maturing shrubs and plants plus there are several timber sheds. The rear garden enjoys a beautiful private wooded back drop and includes external water, external lighting and external power.

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 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.

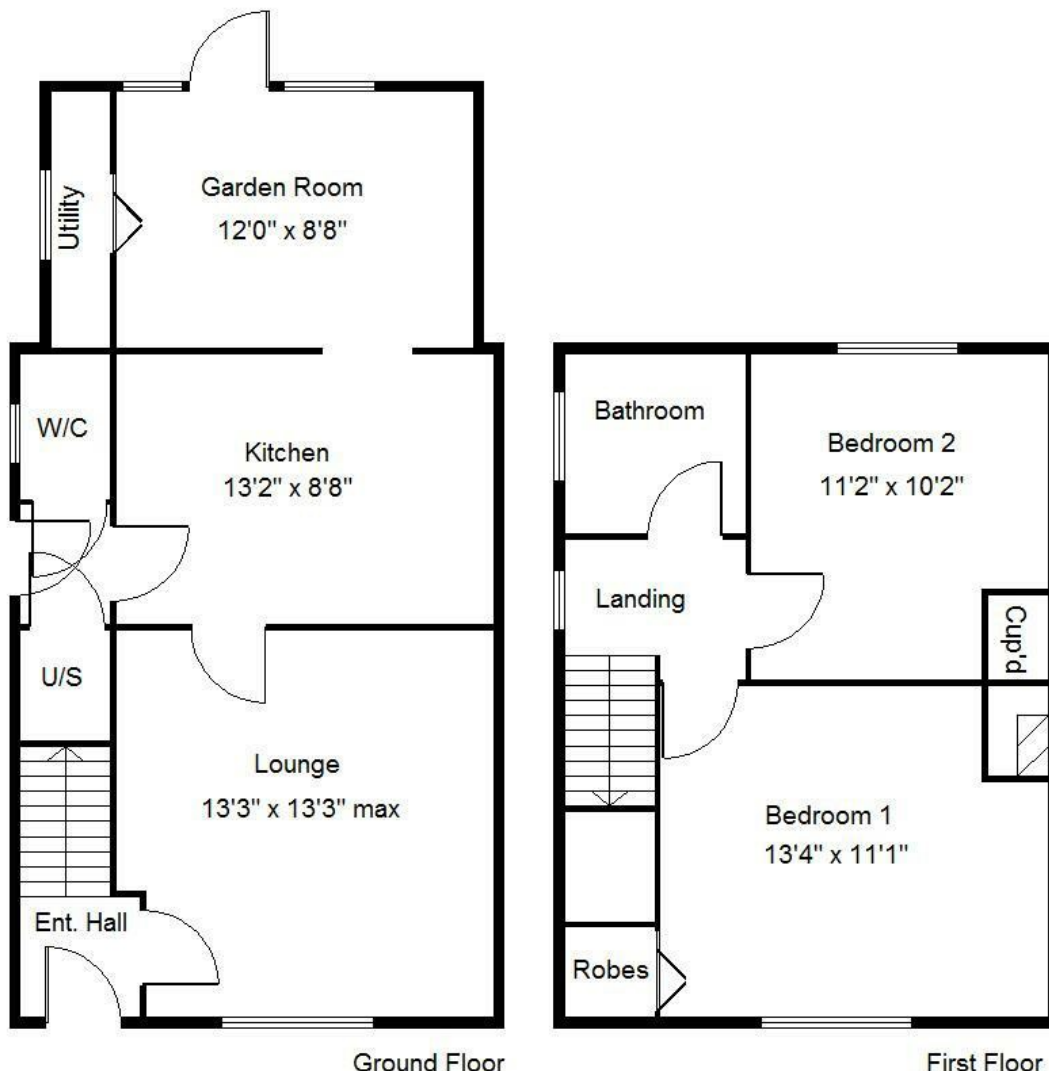
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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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| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 88 |
| (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 |