

horton knights of doncaster

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and service



High Street, Dunsville, Doncaster, DN7 4BZ
Guide Price £170,000 - £180,000

GOOD SIZED THREE BEDROOM SEMI / LARGE REAR GARDEN WITH SEVERAL OUTBUILDINGS AND GARAGE / THREE GOOD SIZED BEDROOMS / GAS CENTRAL HEATING VIA COMBI BOILER / GREAT POSITION / NO UPWARD CHAIN //

Located on this popular roadway, a good sized three bedroom semi detached house with an equally good sized garden. The property has a gas radiator central heating system via a combination type boiler, pvc double glazing to the majority windows and briefly comprises: Entrance hall, spacious front facing lounge, fitted kitchen, rear living room, conservatory and ground floor w/c, first floor landing, three good sized bedrooms, and a family bathroom with shower. Outside there is a front garden with ample off-road parking, long side driveway, detached garage, good sized rear garden with large workshop to the rear and small summerhouse. Great access to local amenities including motorway networks via the M18. Internal viewing recommended.

ACCOMMODATION

There is a composite style double glazed door which leads into the properties entrance hall.

ENTRANCE HALL

This has a quarry tiled floor, glazed inner door to open plan kitchen, with a second door leading into the lounge.

LOUNGE

13'8" x 12'8" max (4.17m x 3.86m max)

This is a nice front facing room which has a deep pvc double glazed bay window to the front, central heating radiator, gas fire inset to a fireplace, coving, central ceiling light.

FITTED KITCHEN

10'8" x 10'3" max (3.25m x 3.12m max)

The kitchen is fitted with a range of base and wall units with a work surface over, a one and a half bowl stainless steel sink unit, four ring ceramic hob, extractor hood above, integrated oven, plumbing for automatic washing machine, integrated fridge freezer, part tiled and part laminate flooring, pvc double glazed window, central ceiling light and a staircase to the first floor.

REAR FACING LIVING ROOM

13'8" x 11'0" max (4.17m x 3.35m max)

This has a fire place with gas fire inset, two deep storage cupboards, central ceiling light, coving, laminate flooring, double panel central heating radiator. A glazed door continues into a conservatory.

CONSERVATORY

11'6" x 10'8" max (3.51m x 3.25m max)

Timber framed, it has a door which gives access onto the side and rear gardens, double panel central heating radiator, vinyl flooring, ceiling light, power, and second door into ground floor w/c.

GROUND FLOOR W/C

Fitted with a two-piece suite comprising; low flush w/c, wash basin inset to vanity top, central heating radiator, timber casement window.

FIRST FLOOR LANDING

This has a ceiling light, two deep tall storage cupboards with utility shelving and hanging.

BEDROOM 1

11'0" x 10'6" max (3.35m x 3.20m max)

A good sized double bedroom, it has a pvc double glazed window to the front, central heating radiator, coving, inbuilt wardrobes concealing hanging rail and storage with shelving to the central area.

BEDROOM 2

11'0" x 8'0" max (3.35m x 2.44m max)

This is again a good-sized double, it has pvc double glazed window with an outlook over the properties rear garden, fitted wardrobes concealing hanging rail with sliding doors, which also houses a gas fired combination type boiler.

BEDROOM 3

8'0" x 7'10" max (2.44m x 2.39m max)

This has a pvc double glazed window to the side, central heating radiator, ceiling light, and an access point to the boarded loft space.

HOUSE BATHROOM

Fitted with a suite that comprises; panelled bath, wash hand basin, low flush w/c, shower over the bath with clear shower screen, pvc double glazed window, vinyl flooring, central heating radiator, coving, ceiling light, and extractor fan.

OUTSIDE FRONT

The property enjoys an attractive plot, to the front there is a

broad gateway which gives access onto a block pathed drive providing car standing and parking, further lawn with maturing ornamental bush inset.

REAR GARDEN

To the rear of the property there is a good sized lawned rear garden, this has fencing, walling and hedging to the perimeters. Timber framed summer house and larger workshop/ store to the far end. Detached sectional garage with up and over door, power and light laid on and a side window.

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 2015

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 120 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 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.

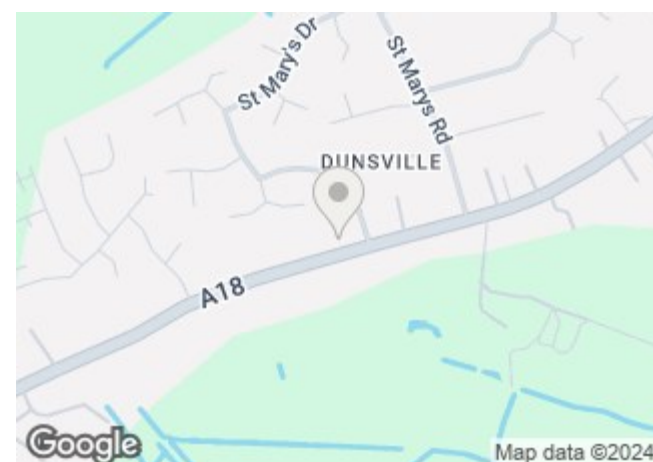
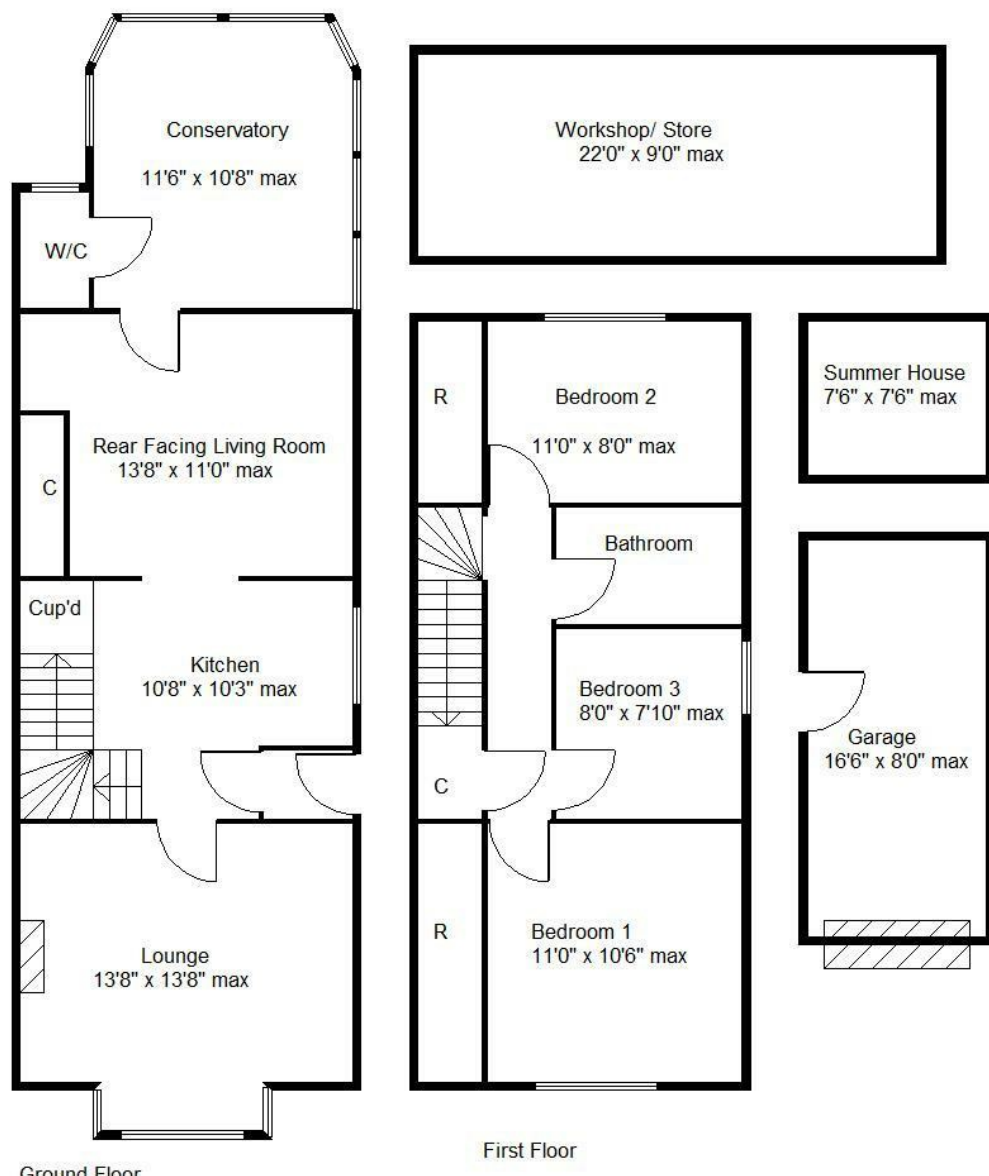
ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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		84
(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	