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Clover Street, Woodlands, Doncaster, DN6 7FQ
Offers Over £175,000

AN ATTRACTIVE 3 BEDROOM SEMI-DETACHED HOUSE / GAS CENTRAL HEATING VIA COMBI BOILER / PVC DOUBLE GLAZING THROUGHOUT / OPEN PLAN DINING KITCHEN / TWIN ASPECT LIVING ROOM / LARGE MAIN BEDROOM WITH EN-SUITE SHOWER ROOM //

Sat in a nice prominent position, the smartly presented semi-detached house benefits from pvc double glazing throughout , gas central heating via a combi boiler and comprises, entrance hall, ground floor w/c, twin aspect lounge, open plan dining kitchen with a range of integrated appliances, first floor landing, main bedroom with en-suite shower room, two further good sized bedrooms, and a house bathroom with a white suite. Outside the property enjoys front and side gardens, with off-street parking for two vehicles. The location of the property is excellent for anyone needing to commute via the A1, plus it has great access to other amenities, including schools, local shops, supermarkets and bus routes. All in all an, excellent family home which must be viewed to be appreciated.

ACCOMMODATION

Double glazed composite style entrance door gives access to, entrance hall.

FIRST FLOOR LANDING

With stairs rising to the first floor, central heating radiator, and doors leading off to the ground floor accommodations.

GROUND FLOOR W/C

Fitted with a white suite comprising, low flush w/c, pedestal wash hand basin with tiled splashback and matching tiled windowsill, pvc double glazed window to the front, central heating radiator, and wood effect vinyl floor covering.

TWIN ASPECT LOUNGE

14'8" x 13'0" max (4.47m x 3.96m max)
This is a nice bright twin aspect room with a pvc double glazed window to the front and side elevation, central heating radiator, and a large walk-in under stairs storage cupboard.

OPEN PLAN DINING KITCHEN

16'1" x 10'5" max (4.90m x 3.18m max)
Again, another lovely bright space with pvc double glazed windows to the front and side elevations, and pvc french style doors giving access to the gardens at the side. There is cream coloured high gloss wall mounted cupboards and based units with a block effect roll edge work surface, incorporating a single bowl stainless steel sink and drainer with matching block wood effect splashback. Integrated appliances on offer include a brushed stainless steel electric oven, matching four ring gas hob, extractor hood above, fridge freezer, dishwasher, and a washing machine. There is a wood effect vinyl floor covering, and double panel central heating radiator.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing. There is a central heating radiator with decorative cover, and doors leading off to bedrooms and bathroom.

BEDROOM 1

13'6" x 9'2" (4.11m x 2.79m)
A nice sized double room, with pvc double glazed window to the front, central heating radiator, and a built in over stairs storage cupboard with shelving.

EN-SUITE SHOWER ROOM

Fitted with a three piece white suite comprising, low flush w/c, pedestal wash hand basin, double width shower room housing a mains plumb shower, extractor fan, central heating radiator, tiling to the shower cubicle and splash back areas, wood effect vinyl floor covering, extractor fan, and a pvc double glazed window to the front.

BEDROOM 2

11'7" x 8'1" (3.53m x 2.46m)
Another good sized double room, with pvc double glazed window to the front and side elevation, central heating radiator, and a loft hatch.

BEDROOM 3

8'7" x 6'3" (2.62m x 1.91m)
This is a good size for a third bedroom with a pvc double glazed window to the side, and a central heating radiator.

HOUSE BATHROOM

Fitted with a three piece white suite comprising, low flush w/c, pedestal wash hand basin, panel bath, extractor fan, pvc double glazed window to the side, tiling to the bathing and splashback areas, wood

effect vinyl floor covering, and a central heating radiator.

OUTSIDE

To the front of the property there is a lawned garden with timber fencing and hedging to the perimeters. A tarmacked driveway provides off street parking for two vehicles in front of the property, with a timber gate giving access to the side garden.

SIDE GARDEN

The side garden has a paved patio leading to a shaped lawn. There is an external water tap on the side elevation.

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...TBC

COUNCIL TAX - Band B

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.

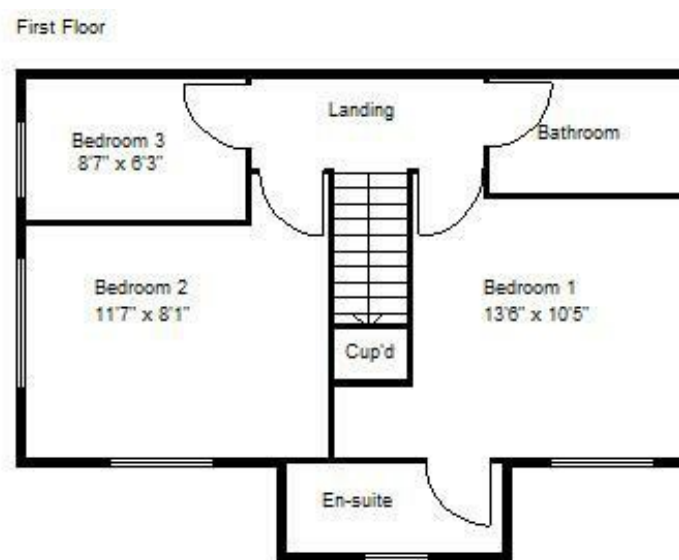
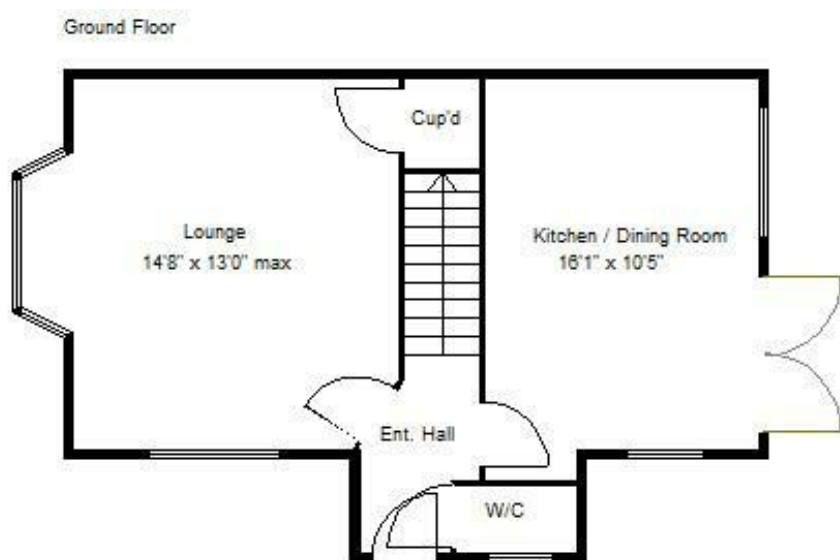
to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional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

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

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			95
(92 plus) A			
(81-91) B		83	
(69-80) C			
(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	