

sales  
lettings  
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horton knights of doncaster



Coniston Road, Kirk Sandall, Doncaster, DN3 1LF  
Asking Price £168,000

**PRICED TO SELL / A LOVELY 3 BEDROOM SEMI-DETACHED HOUSE / NEWLY FITTED KITCHEN INCLUDING INTEGRATED APPLIANCES / MODERN COMBINATION TYPE BOILER / PVC DOUBLE GLAZING / THREE GOOD SIZED BEDROOMS / SMARTLY PRESENTED THROUGHOUT / VIEWING ESSENTIAL //**

Located on this popular roadway within Kirk Sandall, a good sized 3 bedroom semi detached house which has a good sized newly fitted kitchen. The property offers attractive living and briefly comprises: Entrance hall, spacious full width living room, separate dining room, a good sized newly fitted kitchen with integrated appliances, first floor landing, three bedrooms and a bathroom. Outside are the front and rear gardens, with a more private aspect to the rear plus on street parking. Very popular location with access to local amenities including schools, shops and access to the motorway networks. Offered with no onwads chain, early viewing is highly recommended.

**ACCOMMODATION**

A PVC double glazed entrance door with matching side screens leads into the property's entrance hall.

**ENTRANCE HALL**

This has a staircase leading to the first floor accommodation, a central heating radiator, a modern laminate floor covering, a built in under stairs storage cupboard and a doors to:

**OPEN PLAN LIVING ROOM**

**19'0" x 10'6" (5.79m x 3.20m)**

This is a good size, extending across the full width of the property. it has two PVC double glazed windows to the rear and side elevations, a modern laminate floor covering, a feature fireplace with an electric fire inset, coving to the ceiling, two central ceiling lights, a central heating radiator and a deep built in under stairs storage cupboard.

**SEPARATE DINING ROOM**

**12'8" x 11'8" (3.86m x 3.56m)**

This is a beautiful room, it has a continuation of the modern laminate flooring, a feature fireplace with a gas fire inset, a broad PVC double glazed window, a central heating radiator, coving and a ceiling light. A door from here continues into the living room.

**NEWLY FITTED KITCHEN**

**14'2" x 8'0" (4.32m x 2.44m)**

The kitchen has been recently refitted with a range of modern high and low level units, finished with a light grey coloured cabinet door and a contrasting work surface over. Integrated appliances include a four ring ceramic hob with a chimney style extractor hood above and an integrated oven beneath. There is plumbing for an automatic washing machine, room for a tall fridge freezer, a single drainer stainless steel sink unit, a PVC double glazed window, a PVC double glazed exterior door, two spotlight fitments to the ceiling and modern LVT style flooring.

**FIRST FLOOR LANDING**

There is a PVC double glazed window to the side, an access point into the loft space, a deep built in cupboard and doors to bedrooms and bathroom.

**BEDROOM 1**

**12'8" x 9'7" (3.86m x 2.92m)**

A lovely double bedroom, it has a double wardrobe set into the chimney recess, a PVC double glazed window, a central heating radiator, coving to the ceiling and a central ceiling light.

**BEDROOM 2**

**10'10" x 9'10" (3.30m x 3.00m)**

A second double bedroom, it has a PVC double glazed window with an outlook over the rear garden and open land beyond, a central heating radiator, coving to the ceiling and a ceiling light.

**BEDROOM 3**

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

A comfortable third bedroom, it has a broad PVC double glazed window to the front, a ceiling light and a central heating radiator.

**BATHROOM**

Fitted with a 3 piece suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath. There are 2 PVC double glazed windows, a laminate floor covering, tiling to the splashback areas and a central heating radiator.

**OUTSIDE**

The property has an enclosed garden to the front, it has decorative stones with shaped flower borders, a pedestrian gate to the front, a side pathway which continues along the side into the rear garden.

**REAR GARDEN**

The rear garden is a good size, plus it enjoys a more open

outlook to the rear. It is mainly lawned with several ornamental shrubs pants and trees inset. There is a timber store to the rear of the garden.

**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 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

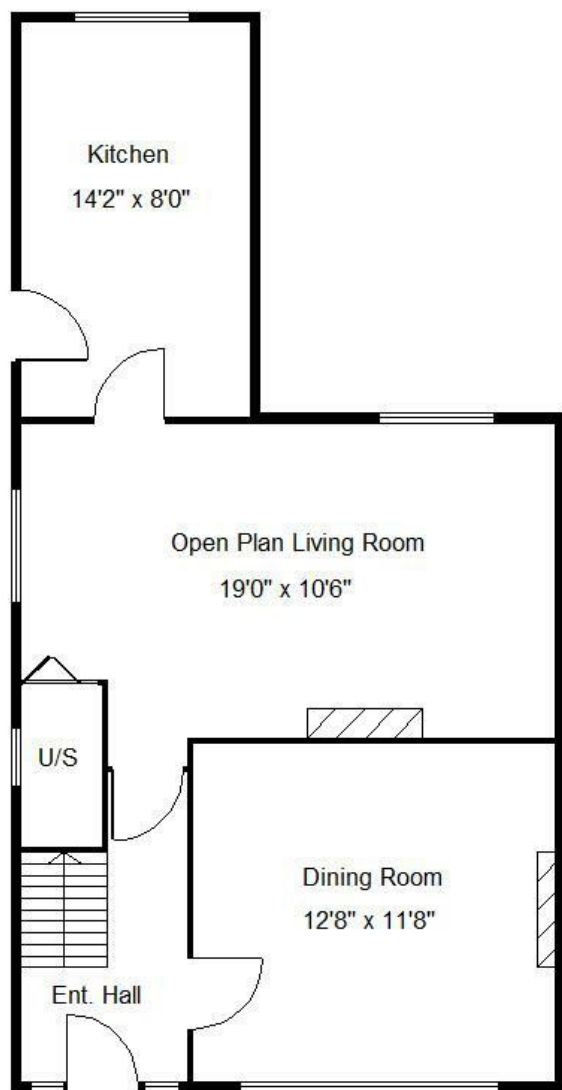
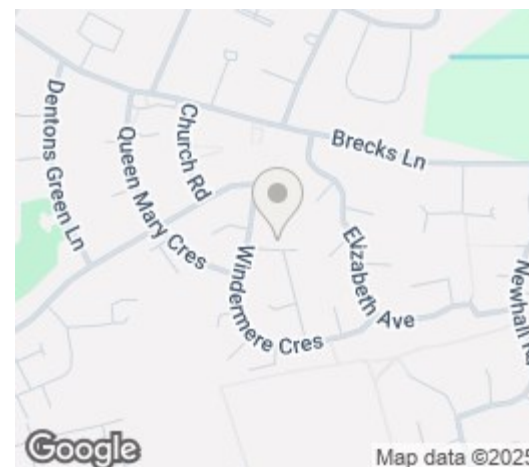
we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

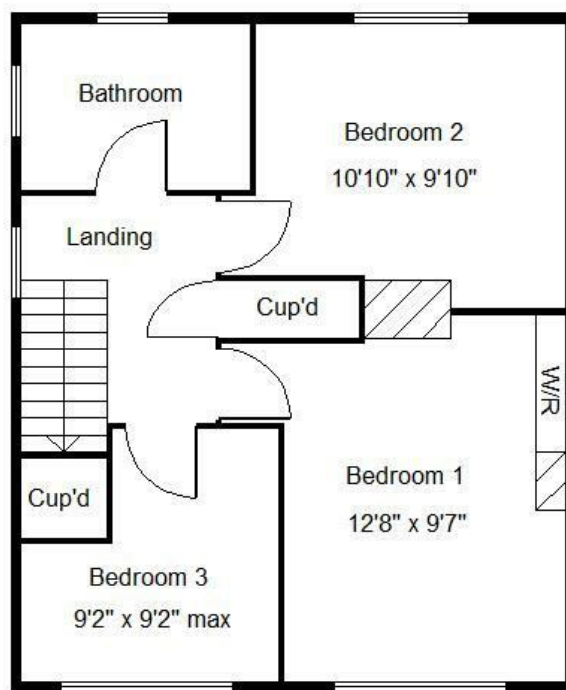
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Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	