



horton knights of doncaster

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Queens Road, Doncaster, DN1 2NQ
Guide Price £250,000 - £260,000

LARGE PERIOD STYLE 4 BEDROOM HOUSE / VERY SPACIOUS AND STYLISH 3 STOREY LIVING / MANY BEAUTIFUL PERIOD FITTINGS / 4 LARGE DOUBLE BEDROOMS INCLUDING A SPACIOUS ATTIC STUDIO BEDROOM / ATTRACTIVE SOUTH-WESTERLY FACING REAR GARDEN / OFF ROAD PARKING FOR 2 / VIEWING ESSENTIAL //

Period styling with a modern finish awaits the buyer of this beautiful 4 double bedroom period house offering spacious living over 3 floors. The house sits on this central roadway with ample off road parking within easy access of the city centre and all its amenities. It has gas central heating, high quality pvc sliding sash windows and a new roof in 2023. The accommodation briefly comprises: Long entrance hall with period staircase, attractive lounge and a separate sitting room both with fireplaces, large modern open plan dining kitchen with breakfast peninsula, first floor landing, 3 large bedrooms including a huge principal bedroom, beautiful bathroom and matching additional separate wc, whilst on the top floor there is a large studio style bedroom. Outside offers more space, it's an end house so has more width which offers more parking, a side gated access and a beautiful S.W. facing rear garden. EARLY VIEWING IS ESSENTIAL.

ACCOMMODATION

A period style entrance door, with decorative leaded glazed inset and fan light over leads into the property's long entrance hall.

LONG ENTRANCE HALL

Typical of the period, there are tall ceilings, beautiful period fixtures and fittings including a tiled floor, contemporary style radiator, staircase to the first floor accommodation, picture rail, ornate corning, and a door into the front facing lounge.

LOUNGE

16'0" into bay x 12'6" (4.88m into bay x 3.81m)

A stylish front facing reception room, it has a wood frame double glazed sash bay window to the front with custom shutters, real wood flooring, ornate corning, picture rail, feature period fire place with a multi fuel burner inset, contemporary style radiators, and a ceiling light point.

SEPARATE DINING/ LIVING ROOM

14'4" x 10'9" (4.37m x 3.28m)

A rear facing reception room, it has pvc double glazed double opening doors which give access onto the rear courtyard and garden. There is ornate corning, picture rail, contemporary style radiator, central ceiling light, and a period style fire place with recess suitable for electric fire.

OPEN PLAN DINING KITCHEN

24'7" x 11'2" max (7.49m x 3.40m max)

A large open plan dining kitchen, this is better demonstrated by the floor plan and photographs. It is all finished with a range of modern high and low level units finished with a light grey handleless high gloss cabinet door, and a contrasting quartz work surface with a one and a half bowl under mounted sink and contemporary style tap. There is a deep

recess suitable for range style cooker and a modern tiled flooring within the cooking area and real wood flooring throughout the remainder. A period style dresser with ornate cabinet doors and drawers, three pvc double glazed sliding windows to the side and rear elevations, two central ceiling light points, central heating radiator, room for American style fridge freezer, plumbing for automatic washing machine, dishwasher and dryer etc. From here a door gives access down to the cellar accommodation, details to follow.

CELLARS

A large storage area subdivided into two, there is power and light, shelving etc.

FIRST FLOOR LANDING

First floor landing, there is an ornate banister rail, central heating radiator, central ceiling light, and doors to the bedrooms and bathroom.

PRINCIPAL BEDROOM

17'1" x 14'0" (5.21m x 4.27m)

A beautiful large double bedroom, having two pvc double glazed sliding sash windows to the front, two central heating radiators, coving, a deep recessed cupboard built into chimney recess, and a tall storage cupboard.

BEDROOM 2

14'6" x 10'9" (4.42m x 3.28m)

Again a good sized second double bedroom, it has a pvc double glazed sash window to the rear, central heating radiator, built in cupboards set into the chimney recess, and a ceiling light.

BEDROOM 4

11'3" x 11'1" (3.43m x 3.38m)

Situated at the rear, it has a double glazed sliding sash window with an outlook over the property's rear garden, central heating radiator, ceiling light, and a small built in cupboard set into the chimney recess.

HOUSE BATHROOM

Beautifully finished with a modern contemporary style suite which has a shower style bath, shower screen, rainfall shower head, modern brick effect tiling, matching wash hand basin, low flush w/c, geometric style floor tile, contemporary style towel rail/ radiator, ceiling light, and a pvc double glazed sliding sash window to the side.

SEPARATE W/C

There is a separate w/c coordinating and fitted with a low flush w/c, period style column radiator, geometric style flooring, panelled walls, central ceiling light, and a pvc double glazed sliding sash window.

A second staircase from the landing leads to the attic studio bedroom.

STUDIO BEDROOM 3

19'0" max x 17'0" max (5.79m max x 5.18m max)

This is a large studio style bedroom, it has a double glazed sliding sash window to the side, central ceiling light point.

REAR GARDEN

Outside To the rear of the property there is an enclosed garden, this has bricked walling and fencing to the perimeters, its lawned with shaped flower beds and borders, and external lighting. To the far end there is a sunken stone

paved patio and sitting area, perfect for summer entertaining. There is an additional brick store, lean to w/c attached onto the back of the dining kitchen.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - Period styled PVC double glazed

sliding sash windows where stated. Age unknown.

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 1000 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.

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		52	76
England & Wales		EU Directive 2002/91/EC	