



horton knights of doncaster

sales  
lettings  
and service



Harrier Court, Auckley, Doncaster, DN9 3PP  
Offers Over £275,000

**4 BEDROOM DETACHED HOUSE / OPEN ASPECT REAR GARDEN / GARAGE & CAR PARKING / POPULAR DEVELOPMENT ON THE FRINGE OF AUCKLEY / 2 SEPARATES RECEPTION ROOMS / EN-SUITE SHOWER ROOM / PRICED TO SELL //**

Situated in a small cul-de-sac with a more open rear outlook, a 4 bedroom 2 bathroom detached house. The property offers good sized family living. It has a gas central heating (new boiler 2024) pvc double glazing and comprises: Entrance hall, lovely square shaped rear facing lounge, separate dining room (or home office), large breakfast kitchen, utility room and a ground floor wc. Landing, 4 good sized bedrooms, en-suite shower room plus a house bathroom. Outside is a more private rear garden not overlooked. There is driveway parking, a brick garage plus an additional space alongside the garage. Priced to sell early viewing is essential.

**ACCOMMODATION**

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

**ENTRANCE HALL**

This is finished with a modern laminate floor covering, there is a central heating radiator, an understairs storage cupboard and a staircase to the first floor accommodation with a spindled banister rail. To the far end a door leads into the rear facing lounge.

**LOUNGE**

**15'4" x 11'0" (4.67m x 3.35m)**

This is a good sized, square shaped room, it has a broad PVC double glazed window which overlooks the property's rear garden, a double panel central heating radiator, a laminate floor covering, coving and a central ceiling light.

**DINING ROOM**

**14'4" into bay x 8'6" (4.37m into bay x 2.59m)**

A separate second reception room having a PVC double glazed bay window to the front, a central heating radiator, a continuation of the laminate flooring, coving and a ceiling light.

**FITTED KITCHEN**

**12'1" x 9'9" max (3.68m x 2.97m max)**

This is fitted with a range of high and low level units finished with a work surface over. Appliances include a five ring gas hob including a wok burner with an extractor hood above and an integrated double oven beneath. There is plumbing for a dishwasher, a single drainer 1 1/2 bowl stainless steel sink unit with a mixer tap, tiling to the splashbacks, inset spotlighting to the ceiling, central heating radiator, and a PVC double glazed window. To the far end, the kitchen opens into the utility area.

**UTILITY AREA**

With a range of matching units, a new wall mounted gas fired condensing type boiler ( installed Nov. 24 with the remainder of its warranty), a further single drainer stainless steel sink unit, plumbing for an automatic washing machine, room for a tumble dryer, a vinyl floor covering, a central heating radiator and room for a tall fridge freezer. A door from here opens into a separate ground floor W/C.

**GROUND FLOOR W/C**

Fitted with a white low flush W/C, a corner wash basin, a central heating radiator, a continuation of the vinyl flooring and a PVC double glazed window.

**FIRST FLOOR LANDING**

There is a PVC double glazed window with an outlook to the rear, a spindled banister rail, an access point into the loft space, an inbuilt cupboard housing a pressurised hot water cylinder and doors to the bedrooms and bathroom.

**BEDROOM 1**

**11'10" x 10'9" (3.61m x 3.28m)**

A lovely double bedroom, it has a PVC double glazed window with an outlook over the rear garden and open land beyond, a central heating radiator, a central ceiling light and a door into the en suite shower room.

**EN SUITE SHOWER ROOM**

Fitted with a white suite comprising of a shower enclosure with a chrome and glass shower screen and a mains plumbed thermostatic shower, a wash hand basin and a low flush W/C inset to fitted furniture. There is a PVC double glazed window, tiling to the shower and splashbacks, vinyl flooring, inset spotlighting to the ceiling and an extractor fan.

**BEDROOM 2**

**14'8" max x 10'0" max (4.47m max x 3.05m max)**

A large second double bedroom with two PVC double glazed windows to the front, a central heating radiator and a central ceiling light.

**BEDROOM 3**

**9'0" x 8'6" (2.74m x 2.59m)**

This has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

**BEDROOM 4**

**8'4" x 7'8" (2.54m x 2.34m)**

A comfortable fourth bedroom, this has a PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

**HOUSE BATHROOM**

Fitted with a 3 piece white suite comprising of a panelled bath with a shower mixer, a wash hand basin and a low flush W/C. There is tiling to the bathing and splashback areas, a PVC double glazed window, a central heating radiator, inset spotlighting to the ceiling and an extractor fan.

**OUTSIDE**

To the front of the property there is a long driveway which leads to a brick garage which has power and light laid on, to the side of the garage there is an additional parking space.

**DETACHED GARAGE**

**17'8" x 9'0" (5.38m x 2.74m)**

Up and over style door, power and light.

**REAR GARDEN**

The rear garden enjoys a more private aspect it is not directly overlooked from the rear. It is mainly lawned with shaped borders including several ornamental trees, plus there is a paved patio and sitting area.

**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 2024.

COUNCIL TAX - Band D.

BROADBAND - Superfast broadband is available with download speeds of up to 80 mbps and upload speeds of up to 20 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

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.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</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	
		76	87