

horton knights of doncaster

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Bryndale Close, Bircotes, Doncaster, DN11 8FT  
Asking Price £150,000

**IMMACULATE 2 DOUBLE BEDROOM SEMI DETACHED HOUSE / LONG SIDE DRIVEWAY / READY TO MOVE INTO / MODERN KITCHEN WITH INTEGRATED APPLIANCES / CONTEMPORARY SHOWER ROOM / GROUND FLOOR WC / EARLY VIEWING ESSENTIAL //**

Viewers will not be disappointed, this house is immaculate. Its a spacious 2 double bedroom semi all finished with modern decor and contemporary fittings on a small development on the fringe of Bircotes village. It has a gas central heating system via a combination type boiler, PVC double glazing and comprises: Entrance into a lovely modern open plan dining kitchen , inner hall with a storage cupboard and a ground floor wc, plus a beautiful rear facing lounge with double doors onto the rear garden. On the first floor there are 2 double bedrooms and a very contemporary shower room. Outside the property benefits from a long side drive, offering ample parking and a lovely enclosed rear garden. There is good access to local amenities within Bircotes/ Harworth and wider access to Bawtry market town as well as easy access to the A1 and motorway networks. Definitely one to view!

**ACCOMMODATION**

A composite type double glazed entrance door gives access to the property's dining kitchen.

**OPEN PLAN DINING KITCHEN**

**12'3" x 9'9" (3.73m x 2.97m )**

This is all beautifully presented and fitted with a range of high and low level units finished with a white high gloss cabinet door and a contrasting roll edge work surface. There is an inset four ring gas hob with stainless steel splash back and matching extractor hood, integrated oven, stainless steel single drainer one and a half bowl sink with mixer tap, integrated washing machine and an integrated fridge.

Concealed behind one of the corner cabinets is a wall mounted gas fired combination type boiler which supplies domestic hot water and central heating systems. There is a central heating radiator concealed behind the radiator grill, pvc double glazed window, inset spotlight into the ceiling, laminate floor covering, and a broad opening which leads into an inner lobby.

**INNER LOBBY**

From here there is a staircase leading to the first floor accommodation, with a deep inbuilt understairs cupboard , ceiling light, smoke alarm, central heating radiator concealed behind a radiator grill, and door to the ground floor w/c.

**GROUND FLOOR W/C**

Fitted with a modern two piece white suite and comprises of a low flush w/c and a wash hand basin. There is vinyl tile floor covering, central heating radiator, extractor fan, and a central ceiling light.

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

**LOUNGE**

**12'3" x 11'9" (3.73m x 3.58m )**

A good sized rear facing reception room, having two broad pvc double glazed double opening doors which give access out onto the rear garden, with integrated blinds. There is a central ceiling light, and a double panel central heating radiator.

**FIRST FLOOR LANDING**

There is an access point into the loft space, smoke alarm, central heating radiator, and doors to the bedrooms and bathroom.

**BEDROOM 1**

**12'3" x 11'10" (3.73m x 3.61m )**

A lovely double bedroom, it has a pvc double glazed window with an outlook onto the property's rear garden, central heating radiator and a central ceiling light.

**BEDROOM 2**

**12'3" x 9'9" (3.73m x 2.97m )**

A large second double bedroom, it has two pvc double glazed windows to the front elevation, central heating radiator, central ceiling light.

**CONTEMPORARY SHOWER ROOM**

All beautifully finished with a modern three piece white suite, comprising of a shower enclosure with independent electric shower and modern grey coloured tiling, matching wash hand basin and low flush w/c, co-ordinating floor tiles, contemporary style towel rail/ radiator, pvc double glazed window, and inset spotlighting into the ceiling.

**OUTSIDE**

To the front and side of the property there is a tarmac driveway area which provides parking and leads to gated access into the rear garden

**REAR GARDEN**

The rear garden is enclosed, it is mainly lawned, there is a decked patio and sitting area which extends across the rear, all enclosed with timber fencing to the perimeters.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. As new in 2019

HEATING - Gas radiator central heating. New as of 2019

COUNCIL TAX - Band A

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, 02 and Vodafone.

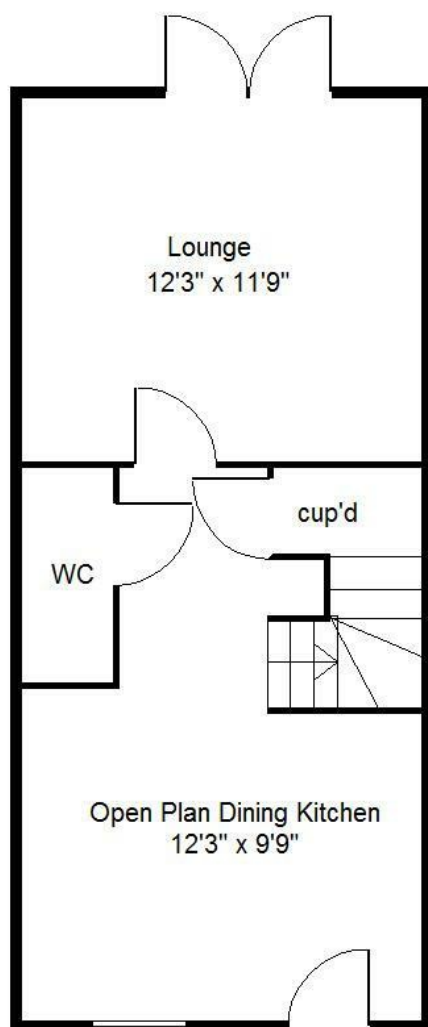
VIEWING - By prior telephone appointment with horton knights estate agents.

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.

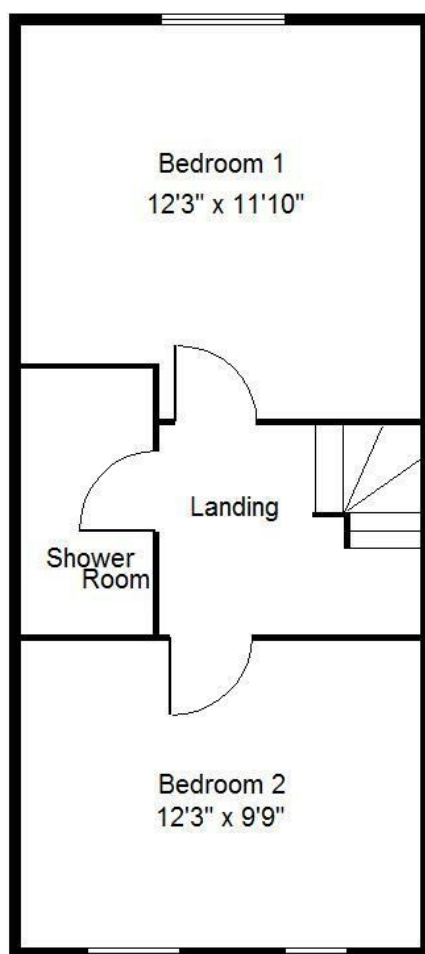
OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday  
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(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	