

horton knights of doncaster

sales
lettings
and service



Old Hexthorpe, Hexthorpe, Doncaster, DN4 0JD
Offers Over £145,000

Situated on this sought after roadway in Old Hexthorpe, a traditional bay fronted 3 bedroom semi detached home, offered with NO ONWARD CHAIN...

Situated in this sought after residential area at the bottom of Old Hexthorpe, this traditional double bay fronted semi detached house offers accommodation with PVC double glazing and gas fired central heating via a combination type boiler. The property briefly comprises: Entrance hall, front facing lounge, separate dining room, fitted kitchen, rear lobby, outside W/C, first floor landing, 2 large double bedrooms and a really good sized third bedroom plus a bathroom with a white suite. Outside, the property has a forecourt and an enclosed rear garden. Add to this, the property's excellent location which gives good access to local amenities including schools, bus routes, the train Station, Doncaster City Centre and main road out of Doncaster also. Combined with early vacant possession, this is an excellent opportunity to purchase in this sought after area. Viewing is highly recommended to appreciate all it has to offer.

ACCOMMODATION

A timber glazed entrance door gives access to the entrance hall.

ENTRANCE HALL

With a PVC double glazed window to the side, wood style laminated flooring, a double panel central heating radiator, a built in understairs storage cupboard with a single glazed window to the side, stairs rising to the first floor and doors leading off to the ground floor accommodation.

LOUNGE

13'7" into bay x 11'11" max (4.14m into bay x 3.63m max)

Having a PVC double glazed bay window to the front, a double panel central heating radiator, original style picture rail to the walls and a beautiful out deco style fireplace with a dark wood surround and turquoise coloured tiles to the inset and hearth.

DINING ROOM

11'10" max x 11'3" (3.61m max x 3.43m)

With a PVC double glazed window to the rear, a double panel central heating radiator, original style cupboards and drawers to the right hand alcove, a decorative fire surround with a timber surround, a tiled inset and a raised hearth plus wood style laminated flooring continuing through from the entrance hall.

KITCHEN

7'5" x 6'9" (2.26m x 2.06m)

Fitted with a range of wall mounted cupboards and base units with a rolled edge work surface incorporating a single bowl stainless steel sink unit with tiled splashbacks. There is an electric fan assisted oven with a matching brushed stainless steel electric hob and an extractor hood above, a PVC

double glazed window to the side, wood style laminated flooring and a door to the rear lobby.

REAR LOBBY

There is a PVC double glazed door to the rear garden and a double glazed window to the side.

OUTSIDE W/C

With a PVC double glazed window to the rear and a high flush W/C.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing. With a PVC double glazed window to the side, access to the loft space, a built in over stairs storage cupboard and doors leading off to the remaining accommodation.

BEDROOM 1

13'7" into bay x 11'11" (4.14m into bay x 3.63m)

A lovely large double bedroom, there is a large PVC double glazed bay window to the front, a central heating radiator and picture rail to the walls.

BEDROOM 2

12'10" x 11'3" max (3.91m x 3.43m max)

Another lovely sized double room, there is a PVC double glazed window to the rear and a central heating radiator.

BEDROOM 3

7'7" x 6'11" (2.31m x 2.11m)

This is a good size for a third bedroom and has a PVC double glazed window to the front, a central heating radiator and picture rail to the walls.

HOUSE BATHROOM

Fitted with a 3 piece white suite comprising of a low

flush W/C, a pedestal wash hand basin and a panelled bath with a wall mounted electric shower and shower screen. There is tiling to the bathing and splashback areas, wood effect vinyl flooring, a PVC double glazed window to the rear and a built in original style cupboard which houses a 2 year old combi boiler.

OUTSIDE

To the front of the property, there is a forecourt with some small shrubs and a stone built wall to the front and a timber gate giving access to the pathway leading to the entrance door. The pathway to the side leads to a timber gate which follows through to the rear garden.

REAR GARDEN

With a concrete patio leading to two areas of lawn with a paved access pathway and a raised flower bed to the far end of the garden. There is a timber storage shed and a combination of hedgerow and stone built wall to the outer boundary.

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 approx 2 years old.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with

download speeds of up to xxxx mbps and upload speeds of up to xxxx 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

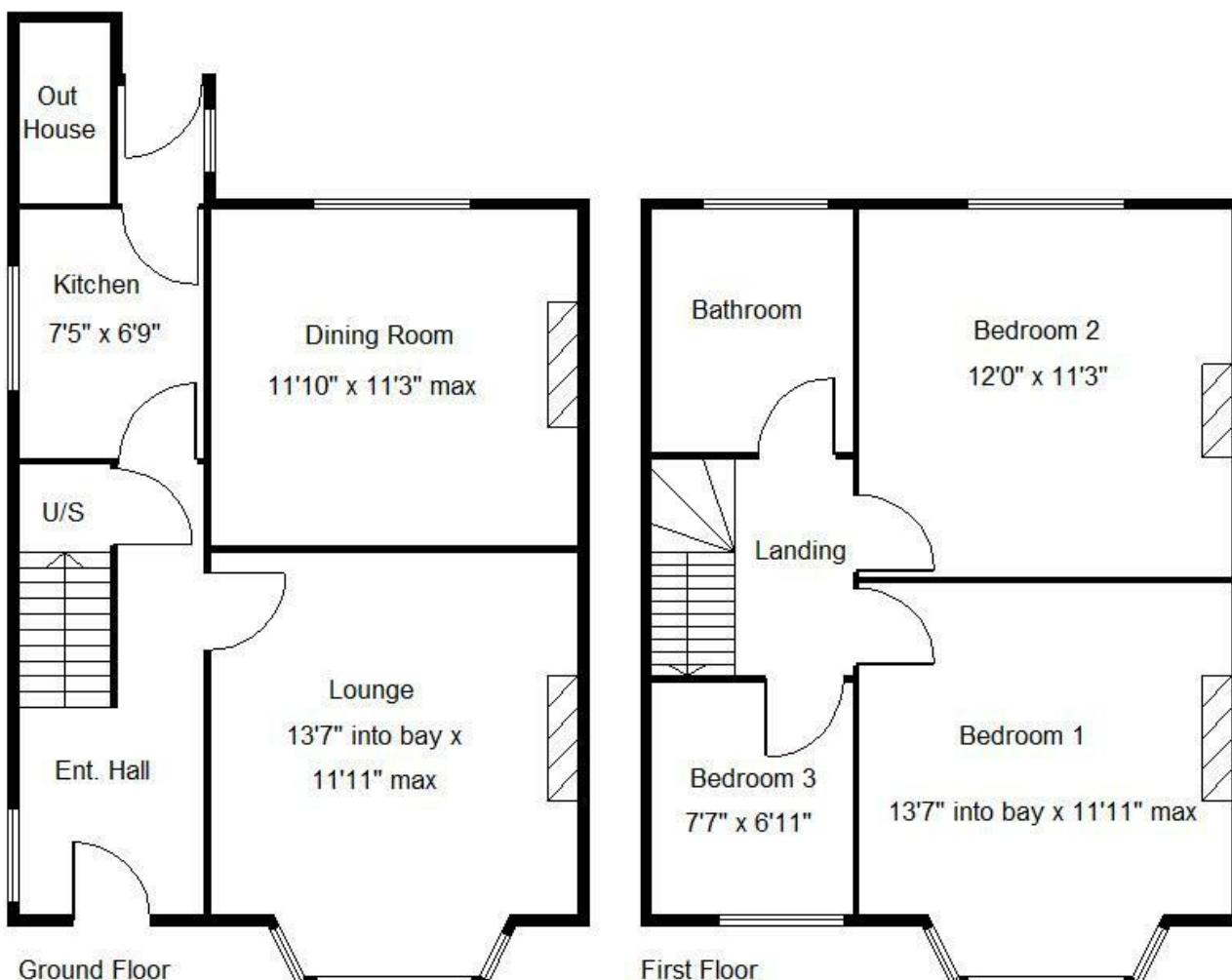
reference and is NOT a scale drawing.

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) A			
(81-91) B			
(69-80) C			
(55-68) D		63	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	