

horton knights of doncaster

146 Thealby Gardens, Bessacarr, Doncaster, DN4 7EG



Set on this popular estate in Bessacarr, a 3 bedroom semi detached house. Available to move in to immediately, subject to referencing.

Located on this popular estate in Bessacarr, a good sized 3 bedroom semi detached house. With gas radiator central heating and PVC double glazing, it briefly comprises: Lounge with stairs to the first floor, dining room, kitchen with utility room off, conservatory, first floor landing, 3 bedrooms plus a house bathroom. Outside, there is off road parking to the front and an enclosed rear garden. With great access to local amenities including Lakeside retail and leisure and the motorway networks, viewing is essential.

£850 PCM



ACCOMMODATION

A PVC double glazed door leads into the lounge.

LOUNGE

4.29m x 3.61m max (14'1" x 11'10" max)
With stairs leading to the first floor, a PVC double glazed window, a feature fireplace with electric fire inset, a central heating radiator and a ceiling light.

DINING ROOM

3.58m x 2.49m (11'9" x 8'2")
A door from the lounge leads into the dining room. This has a central heating radiator, a ceiling light, coving to the ceiling and a broad opening into the conservatory.

CONSERVATORY

3.48m x 2.18m (11'5" x 7'2")
With PVC double glazed double opening doors onto the rear garden, PVC double glazed windows to the rear, a central heating radiator and two wall lights.

KITCHEN

4.37m x 2.24m (14'4" x 7'4")
Fitted with a range of high and low level units finished with a work surface over, there is a four ring gas hob with an extractor hood above and an integrated oven beneath plus a 1 1/2 bowl stainless steel sink unit. There is tiling to the splashback areas, plumbing for an automatic washing machine, a PVC double glazed window, a PVC double glazed exterior door, a laminate floor covering, a central heating radiator and spotlights to the ceiling. A door from here leads into the utility room.

UTILITY ROOM

Fitted with coordinating units including a single bowl stainless steel sink unit, a tiled splashback, an appliance recess and a wall mounted combination type boiler which supplies the domestic hot water and central heating systems.

FIRST FLOOR LANDING

With doors to the bedrooms and bathrooms.

BEDROOM 1

4.29m x 3.25m (14'1" x 10'8")
A good sized double bedrooms, it has two PVC double glazed windows overlooking the rear garden, a central heating radiator, a ceiling light and coving.

BEDROOM 2

3.51m x 2.26m (11'6" x 7'5")
A good sized second bedroom, this has a PVC double glazed window to the front, a central heating radiator and a ceiling light.

BEDROOM 3

2.64m x 2.62m (8'8" x 8'7")
With a PVC double glazed window to the front, a central heating radiator and a ceiling light.

HOUSE BATHROOM

Fitted with a 3 piece suite comprising of a panelled bath with shower over, including a shower rail and curtain, a pedestal wash hand basin and a low flush W/C. There is a PVC double glazed window, tiling to the bathing and splashback areas, a tiled floor covering and a wall mounted vanity cabinet.

OUTSIDE

To the front of the property, there is a driveway providing off road parking for 2 vehicles and a small lawned area with an ornamental tree inset.

REAR GARDEN

The rear garden is all enclosed with concrete posts timber fencing to the perimeters. It is mainly laid to pebble, with inset trees and bushes.

AGENTS NOTES:

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 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, 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

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