

# horton knights of doncaster

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**Wrightson Avenue, Warmsworth, Doncaster, DN4 9QJ**



**GOOD SIZED 2 BED BEDROOM TERRACED HOUSE / POPULAR ROADWAY WITHIN WARMSWORTH / FITTED BREAKFAST KITCHEN / ADDITIONAL GROUND FLOOR W/C / PRETTY REAR COURTYARD STYLE GARDEN //**

Located on this popular roadway within Warmsworth a good sized 2 bedroom mid terraced house. The property benefits from gas radiator central heating system new combination type boiler installed Feb 25, PVC double glazing and briefly comprises: Entrance hall with stairs to the first floor, front facing lounge, breakfast kitchen, rear lobby, ground floor W/C, first floor landing, 2 good sized bedrooms and a bathroom with a white suite. Outside, front forecourt style garden plus a pretty rear garden and on street parking. Well placed with access to amenities within Warmsworth Village including a good local school and access to the A1 and motorway networks. Internal viewing is highly recommended.

**Asking Price £125,000**



## ACCOMMODATION

A PVC double glazed entrance door with a fan light over leads into the property's entrance hall.

## ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a double panel central heating radiator, a ceiling light and a door to the lounge.

## LOUNGE

4.29m into bay x 3.51m (14'1" into bay x 11'6")

An attractive front facing reception room, it has a broad PVC double glazed window to the front, a feature fireplace with a gas fire inset and a timber surround, a double panel central heating radiator, picture rail, a central ceiling light and a door into the kitchen.

## BREAKFAST KITCHEN

2.62m x 2.59m (8'7" x 8'6")

This is fitted with a range of high and low level units finished with a rolled edge work surface, there is a four ring hob, a stainless steel splashback and matching extractor hood, an integrated oven, plumbing for an automatic washing machine and room for a fridge. With a tiled floor covering, a PVC double glazed window, a central ceiling light and the work surface extends to provide a breakfast bar.

## REAR LOBBY

With a tiled floor covering, a PVC double glazed exterior door, access to the understairs storage space and a door to the ground floor W/C.

## GROUND FLOOR W/C

Fitted with a modern 2 piece white suite comprising of a low flush W/C, a wash hand basin, a central heating radiator, a PVC double glazed window and a ceiling light.

## FIRST FLOOR LANDING

There is an access point to the loft space with central board storage, a ceiling light and doors to the bedrooms and bathroom.

## BEDROOM 1

3.71m x 3.61m (12'2" x 11'10")

There is a PVC double glazed window to the front, a double panel central heating radiator, a central ceiling light, picture rail and built in wardrobes set to the recess.

## BEDROOM 2

2.64m x 2.59m (8'8" x 8'6")

A good sized second bedroom, it has a PVC double glazed window with a outlook to the rear, a central heating radiator and a central ceiling light.

## BATHROOM

Fitted with a white suite that comprises of a panelled bath with an independent electric shower over, a pedestal wash hand basin and a low flush W/C. There is ceramic tiling tiling to the walls, a coordinating floor tile, a contemporary style towel rail/ radiator, a PVC double glazed window and inset spotlighting to the ceiling.

## OUTSIDE

To the front of the property, there is a forecourt style garden stocked with a variety of shrubs and plants, plus ornamental brick walling with a pedestrian gate giving access to the entrance door.

## REAR GARDEN

The rear garden has been decked and landscaped with fencing to the perimeters, this creates a nice sitting area. There is a timber shed, ornamental trees and shrubs and a pedestrian gate which opens onto a wide rear lane.

## 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 - New Boiler installed Feb 2025.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 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](http://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			
England & Wales		EU Directive 2002/91/EC	

