

horton knights of doncaster

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22 Summit Drive, Bessacarr, Doncaster, DN4 7FT



Tucked away at the end of this modern estate, this end terraced house benefits from PVC double glazing and gas fired central heating via a combi boiler and comprises: Entrance hall, ground floor W/C, lounge, fitted breakfast kitchen with integrated appliances, first floor landing, 2 good sized double bedrooms, extending to the full width of the property and a smart bathroom with a white suite. Outside, the property has an allocated car parking space to the front and an enclosed rear garden. With access to a range of local amenities within Bessacarr and beyond, this is a perfect opportunity for first time buyers to get into a sought after residential area. Viewing is highly recommended to appreciate all this property has to offer.

Offers Over £150,000

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ACCOMMODATION

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

ENTRANCE HALL

With a central heating radiator, stairs rising to the floor and doors leading off to the ground floor accommodation.

GROUND FLOOR W/C

Fitted with a white suite comprising of a low flush W/C and a pedestal wash hand basin with a tiled splashback, a PVC double glazed window to the front with a tiled window sill, a central heating radiator and a wood style vinyl floor covering.

LOUNGE

4.17m x 2.97m (13'8" x 9'9")

Having a PVC double glazed window to the front elevation, a central heating radiator and a large understairs storage cupboard providing useful storage space. From here, a door leads into the kitchen.

BREAKFAST KITCHEN

4.01m x 2.36m (13'2" x 7'9")

The kitchen is smartly fitted and is a nice bright room, it has a range of white high gloss wall mounted cupboards and base units with a wood style rolled edge work surface incorporating a 1 1/2 bowl stainless steel sink with a mixer tap. There is an integrated brushed stainless steel electric fan assisted oven with a matching four ring gas hob, splashback and extractor hood above. With plumbing for a washing machine and appliance recess, a central heating radiator, a PVC double glazed window to the rear and PVC double glazed french style doors giving access into the rear garden.

FIRST FLOOR LANDING

As previously mentioned, stairs rise to the entrance hall to the first floor landing.

With access to a part boarded loft space and doors leading off to the remaining accommodation.

BEDROOM 1

4.04m x 2.82m (13'3" x 9'3")

A nice sized double room which extends to the full width of the house, there are 2 PVC double glazed windows to the front, a central heating radiator and a built in over stairs storage cupboard.

BEDROOM 2

4.04m x 1.91m (13'3" x 6'3")

Again, another double bedroom which extends to the full width of the house, there is a PVC double glazed window to the rear and a central heating radiator.

BATHROOM

This is all smartly fitted and comprises of a low flush W/C, a pedestal wash hand basin and a panelled bath with a mains plumbed shower, tiling to the bathing and splashback areas, a chrome wall mounted heated towel rail, a vinyl floor covering and an extractor fan.

OUTSIDE

To the front of the property, there is a small open plan garden area with access to the right hand side of the property.

REAR GARDEN

The rear garden is laid to lawn, it has timber fencing to the boundary and a small storage shed.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units as new (approx 2016).

HEATING - Gas radiator central heating. Age of boiler as new (approx 2016).

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 10,000 mbps and upload speeds of up to 10,000 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		82	
(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	

