

horton knights of doncaster

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lettings
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Arklow Road, Intake, Doncaster, DN2 5LE
Offers Around £185,000

GOOD SIZED 3 BEDROOM SEMI / POPULAR ROADWAY WITHIN CLOSE PROXIMITY OF THE HOSPITAL & CITY CENTRE / SPACIOUS ROOMS / MODERN FITTED KITCHEN / BEAUTIFUL BATHROOM / OFF ROAD PARKING / VIEWING ESSENTIAL //

Located on this popular roadway, a good sized traditional styled 3 bedroom semi-detached house, having a gas radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entrance hall with oak staircase, spacious lounge, separate dining area, modern grey kitchen with integrated appliances, first floor landing, three good sized bedrooms and a modern fully tiled bathroom with shower. Outside are front and rear gardens, the rear enjoys a more private aspect with only bungalows behind it. Off road parking, close proximity to Doncaster town centre, the hospital and local amenities. Internal viewing recommended.

ACCOMMODATION

A PVC double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This has an oak staircase to the first floor accommodation, matching oak flooring, a PVC double glazed window, central heating radiator, deep built-in cupboard, ceiling light, smoke alarm and doors to;

LOUNGE

13'2" (into bay) x 13'0" (4.01m (into bay) x 3.96m)

An attractive front facing reception room. It has a deep PVC double glazed bay window to the front, a central ceiling light, central heating radiator, feature fireplace with oak surround and marble type inset with an electric fire. A broad opening leads through into the dining area.

DINING AREA

10'4" x 8'6" (3.15m x 2.59m)

This has a PVC double glazed sliding patio door which gives access into the property's rear garden, a central ceiling light, central heating radiator and door continues through into the kitchen.

FITTED KITCHEN

10'4" x 9'10" max (3.15m x 3.00m max)

All smartly finished with a range of modern high and low level units finished with a range of grey fronted cabinets with a work surface over. There is a single drainer stainless sink unit with mixer tap, integrated four ring gas hob, integrated oven, plumbing for washing machine, tumble dryer, etc, and a recess suitable for a fridge. There is modern grey coloured vinyl flooring, PVC double glazed window, PVC double

glazed exterior door, tall pantry style cupboard with utility shelving, central ceiling light and a door which returns to the hallway.

FIRST FLOOR LANDING

This has a PVC double glazed window to the side, an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1

13'9" x 11'8" (4.19m x 3.56m)

A lovely sized double bedroom. It has a PVC double glazed bay window to the front, central ceiling light, central heating radiator and floating wall shelves.

BEDROOM 2

11'7" max x 8'6" to robes (3.53m max x 2.59m to robes)

An excellent second double bedroom, a PVC double glazed window to the rear, central heating radiator, fitted wardrobes concealing hanging rail and storage and one conceals a wall mounted gas fired boiler which supplies the domestic water and central heating systems.

BEDROOM 3

7'6" x 7'4" (2.29m x 2.24m)

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

HOUSE BATHROOM

7'2" x 5'5" (2.18m x 1.65m)

All smartly presented, fully tiled, with a modern white suite comprising of a panelled bath with a mixer shower over including a shower screen, pedestal

wash hand basin, low flush wc. There is an extractor fan, central ceiling light, vinyl flooring, contemporary style towel rail / radiator.

OUTSIDE

To the front of the property there is a lawned garden with low level brick wall into the front. A dropped kerb gives access to a side drive which provides car standing, and continues along the side of the property and leads into the rear garden.

REAR GARDEN

This is all lawned, it has concrete posts and timber fencing to the perimeters. There is a timber shed to the far end. It should be noted the property enjoys a more private aspect with only bungalows directly behind it.

AGENTS NOTES:

TENURE - LEASEHOLD. Term of the lease 967 years. Peppercorn ground rent of approximately £5.00 per annum.

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 1800 mbps and upload

speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with Three and 02.

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.

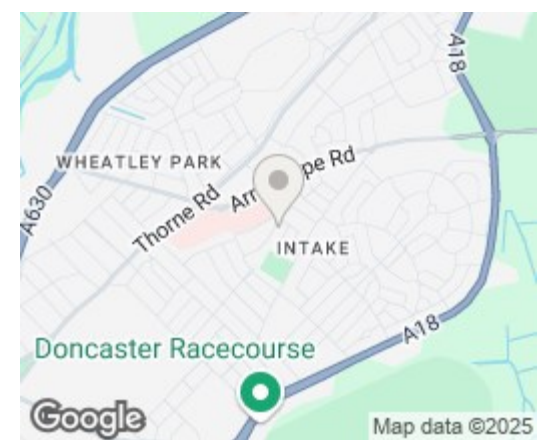
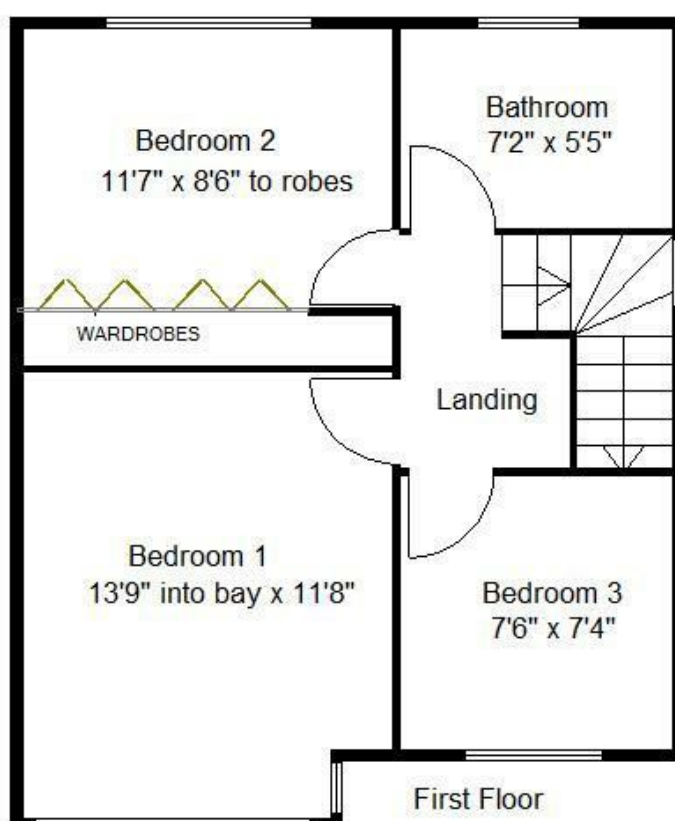
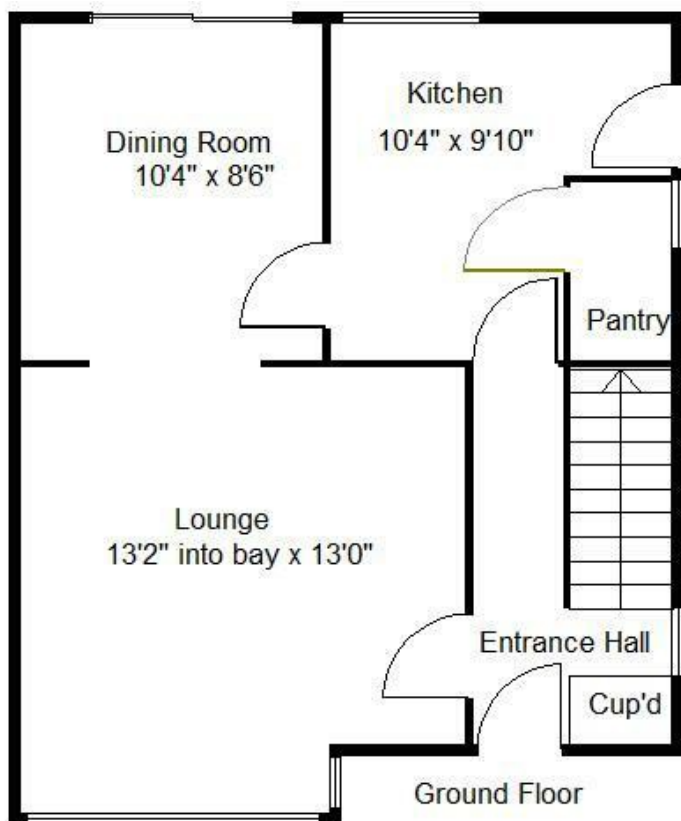
Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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			
(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	