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Shadyside, Hexthorpe, Doncaster, DN4 0HB  
Guide Price £110,000 - £120,000

**SUBSTANTIAL 3 BEDROOM PERIOD TERRACED HOUSE / POPULAR ROADWAY / GCH / PVC DOUBLE GLAZING / LARGE KITCHEN / FIRST FLOOR BATHROOM / SOUTHERLY FACING REAR COURTYARD GARDEN / NO ONWARD CHAIN / VIEWING ESSENTIAL //**

Located on this popular and sought after roadway, A substantial three bedroomed period terraced house offered with no chain. The property has a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance vestibule into a long hall with stairs to first floor, open plan lounge and dining room, large fitted kitchen, first floor landing, three good sized bedrooms and a bathroom. Outside to the rear is an southerly facing enclosed courtyard garden with further brick store and outside wc. On street parking to the front. Well placed with access to amenities on Balby Road, local schools, shops, etc, plus access to Doncaster city centre.

**ACCOMMODATION**

A PVC double glazed entrance door with matching fan light leads into the property's entrance vestibule. This has laminate flooring, ornate corncicing and timber casement door with period style main fan light leading into the entrance hall.

**ENTRANCE HALL**

A long hallway with a staircase to the first floor accommodation, tall ceilings, central ceiling light, coving, central heating radiator, laminate flooring and a picture rail. A doorway leads into an open plan lounge and dining room.

**LOUNGE**

**14'2" (into bay) x 10'9" (4.32m (into bay) x 3.28m)**

The lounge area has a broad PVC double glazed bay window to the front, feature fireplace with gas fire inset, central heating radiator, laminate flooring, ornate corncicing and a central ceiling fan/light unit.

**DINING AREA**

**14'0" x 11'0" (4.27m x 3.35m)**

Within the dining area, there is a further PVC double glazed window to the rear, central heating radiator, laminate flooring, central ceiling fan/light unit, ornate corncicing and a door which leads into the kitchen.

**FITTED KITCHEN**

**14'10" x 9'8" (4.52m x 2.95m)**

This is probably better demonstrated by the floor plan and photographs. This is a good size and has a range of high and low level cabinets with a work surface over. There is a single drainer stainless sink unit, recesses suitable for gas cooker, with an extractor hood over, further space for washing machine, tumble dryer, etc. There is a wall mounted gas fired boiler which supplies

domestic hot water and central heating systems. There are two PVC double glazed windows, tiled flooring, central heating radiator, built in high level cupboards, central ceiling light. A door from here continues down to the cellars.

**FIRST FLOOR LANDING**

A galleried style landing with a spindled banister rail. There is a built in cupboard at the top of the stairs, and two ceiling lights.

**BEDROOM 1**

**14'0" x 12'0" (4.27m x 3.66m)**

A large double bedroom, which extends the full width of the house, it has two PVC double glazed windows to the front, ornate corncicing, central ceiling light and a central heating radiator.

**BEDROOM 2**

**14'0" x 9'0" (4.27m x 2.74m)**

A comfortable size second double bedroom, it has a PVC double glazed window to the rear, central heating radiator, in built cupboard with shelving and storage over.

**BEDROOM 3**

**9'10" x 8'4" (3.00m x 2.54m)**

A comfortable single bedroom. it has a PVC double glazed window to the rear, central heating radiator, central ceiling light and built in cupboard with shelving.

**BATHROOM**

**6'6" x 6'2" (1.98m x 1.88m)**

The bathroom is fitted with a white suite that comprises of a cast panelled bath, pedestal wash hand basin and low flush wc. There is an independent electric shower over the bath, PVC double glazed window, central heating radiator, vinyl flooring, ceiling light and panelling to the ceiling.

**OUTSIDE**

There is on street parking to the front. To the rear of the property there is an attractive southerly facing courtyard garden, this has a pedestrian gate giving access onto a wide rear lane. The yard itself is all hard landscaped with decorative slate flower beds. There are two integral stores, one being an outside wc, the other provides storage.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units tbc.

HEATING - Gas radiator central heating system. Age of boiler tbc.

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 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

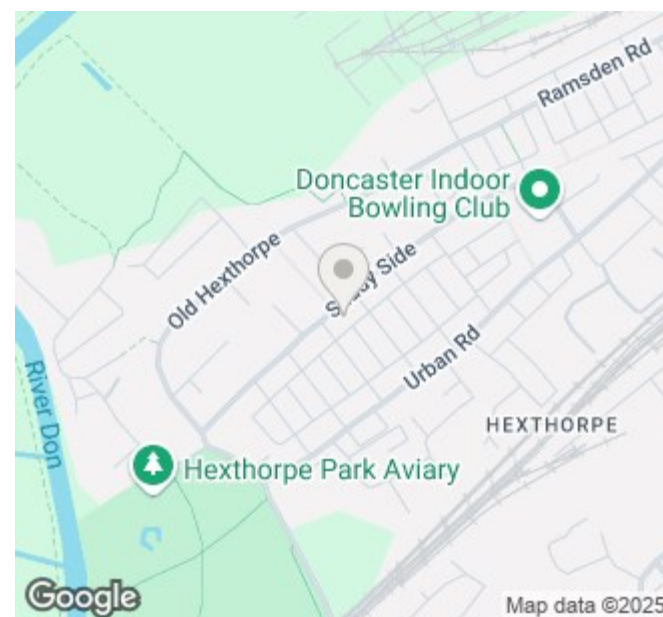
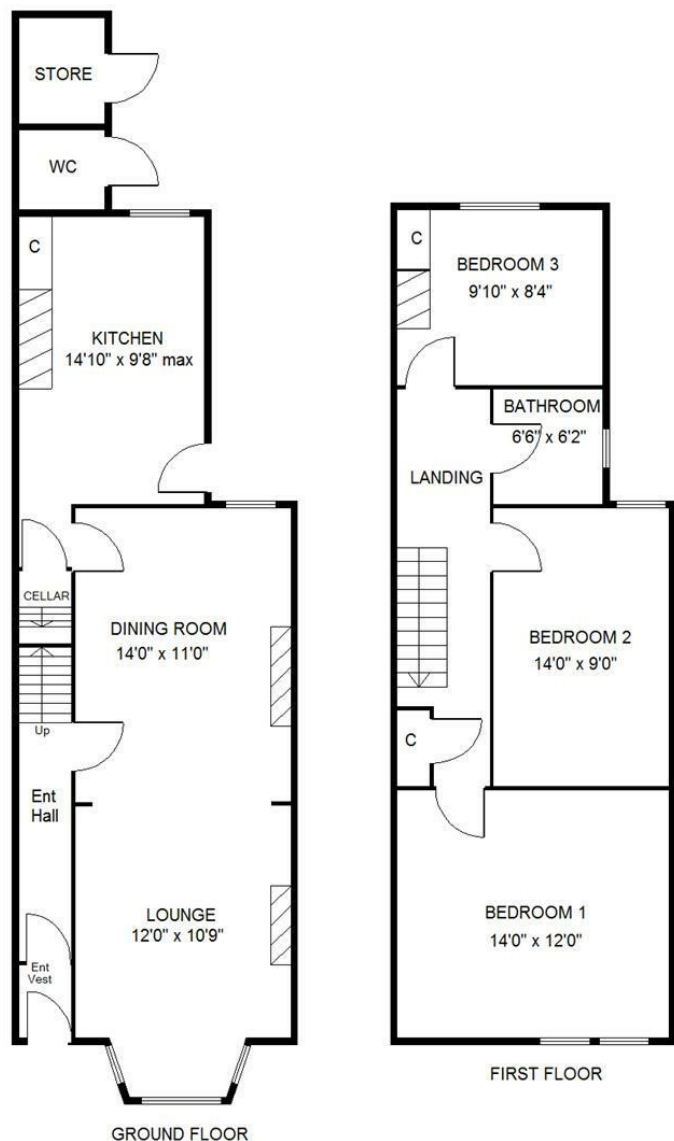
part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	