

horton knights of doncaster

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**Dominion Road, Scawthorpe, Doncaster, DN5 9PX**  
**Guide Price £170,000 - £180,000**

An internal inspection is essential to fully appreciate the standard of finish throughout, complemented by a neutral decor scheme. It benefits from a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance hall with stairs to the first floor, cloaks/wc off, spacious front facing lounge, modern dining kitchen with integrated cooking appliances, first floor landing, 3 bedrooms, the master having an en suite shower room, plus a smartly presented house bathroom. Outside 2 x parking spaces on the front and a lovely rear garden, with a more private tree-lined backdrop. Popular location with access to local amenities on York Road including a variety of shops, schools, large supermarkets and the Retail Park.

**ACCOMMODATION**

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

**ENTRANCE HALL**

This is all smartly finished with a new vinyl floor covering, a central ceiling light, a smoke alarm, a central heating thermostat control, a central heating radiator, stairs to the first floor and a door to;

**GROUND FLOOR W/C**

Fitted with a modern two piece white suite comprising of a low flush w/c, wash basin with tiled splashbacks, a central heating radiator, tiled flooring, a pvc double glazed window, a central ceiling light and a central heating radiator.

**LOUNGE**

**14'3" x 12'0" (4.34m x 3.66m)**

An attractive square shaped front facing reception room with a pvc double glazed window to the front, a continuation of the newly laid flooring, a central ceiling light, a central heating radiator and a deep built in storage cupboard. A door to the rear of the lounge leads into the dining kitchen.

**DINING KITCHEN**

**15'2" x 8'9" (4.62m x 2.67m)**

This is probably better demonstrated by the photographs and floorplan, it is all smartly finished with a range of modern high and low level units finished with a rolled edge work surface. There is a four ring gas hob, an integrated oven and an extractor hood. Plumbing for an automatic washing machine and recess suitable for a tall fridge/freezer, concealed behind one of the corner cabinets is a gas fired combination type boiler which supplies the domestic hot water and central heating systems. There is a

PVC double glazed window giving an outlook over the property's rear garden, and further PVC double glazed double opening doors which give access onto the patio and rear garden. There is tiling to the floor, a central heating radiator and two ceiling light points.

**FIRST FLOOR LANDING**

There is an access point into the loft space, a tall storage cupboard, a smoke alarm, and doors to the bedrooms and bathroom.

**MASTER BEDROOM**

**11'10" x 9'6" (3.61m x 2.90m)**

An attractive double bedroom, having a pvc double glazed window giving an outlook to the front, a central heating radiator and a central ceiling light. There is a deep storage cupboard with hanging rail and a second door gives access into the en suite shower room.

**EN SUITE SHOWER ROOM**

All smartly finished with a modern white suite comprising of a corner shower enclosure with a mains shower, a wash hand basin, a low flush w/c, tiled effect flooring, a pvc double glazed window, a central ceiling light and an extractor fan.

**BEDROOM 2**

**9'0" x 7'6" (2.74m x 2.29m)**

A comfortable sized second bedroom, having a pvc double glazed window with an outlook over the rear, a central heating radiator and a central ceiling light.

**BEDROOM 3**

**7'6" x 6'0" (2.29m x 1.83m)**

Has a pvc double glazed window with an outlook over the rear, a central heating radiator, and a central ceiling light.

**HOUSE BATHROOM**

**6'0" x 5'7" (1.83m x 1.70m)**

Fitted with a modern white suite that comprises of a panelled bath, a pedestal wash hand basin and a low flush w/c. There is part tiling to the bathing areas and splash backs, a central heating radiator, a tiled effect flooring, a pvc double glazed window, an extractor fan and a central ceiling light.

**OUTSIDE**

To the front of the property, there are two parking spaces side by side.

**REAR GARDEN**

To the rear, there is an attractive lawn, this has timber fencing to the perimeters, there are two paved patio and sitting areas, a pedestrian gate gives access to the side which is useful for bins, etc. The rear garden feels very private not directly overlooked from the rear.

**AGENTS NOTES:**

TENURE - FREEHOLD. Estate Charge of approx. £ 120.00 pa.

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...

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload

speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with 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.

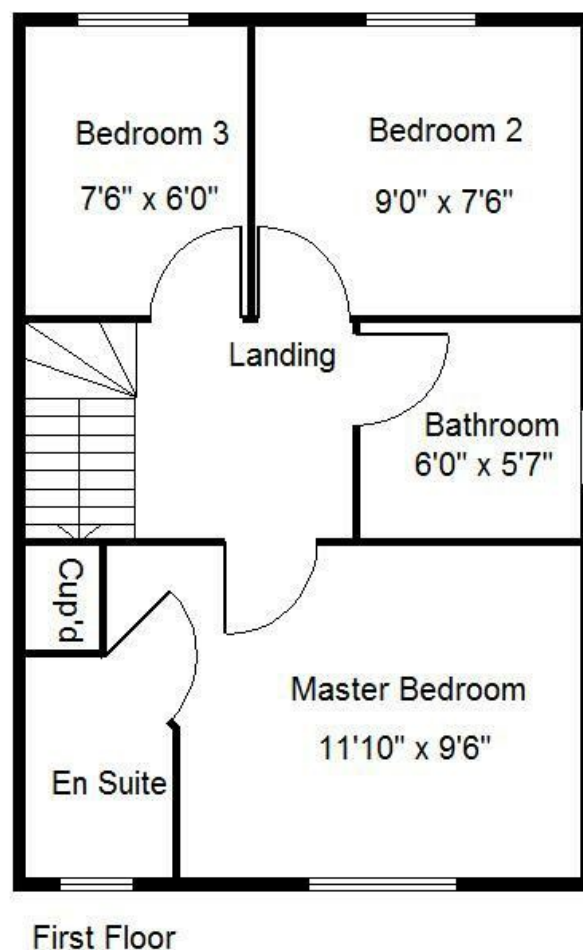
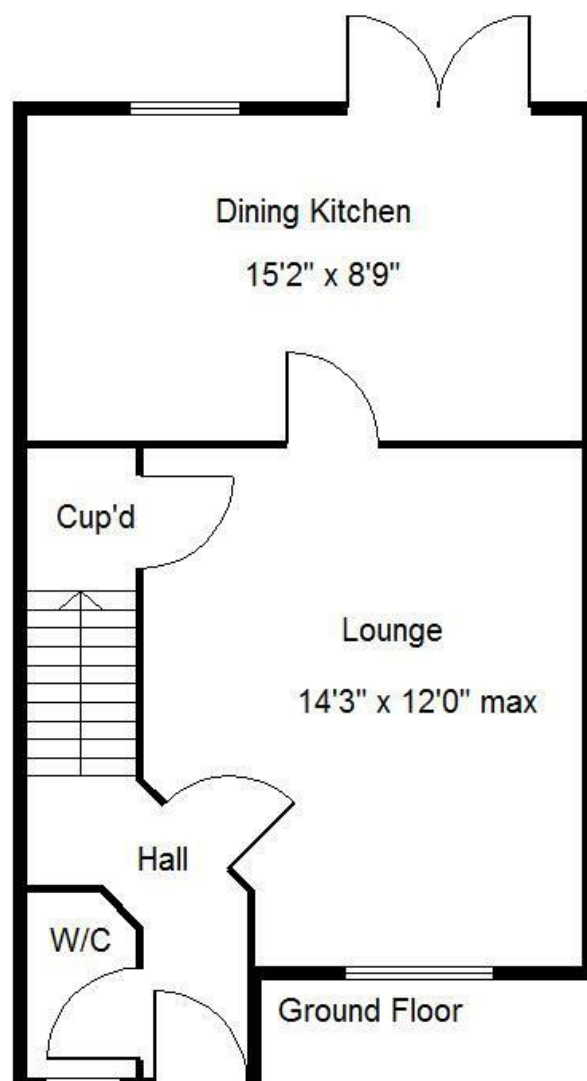
Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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			
(92 plus) A			97
(81-91) B		84	
(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	