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lettings
and service



Bramworth Road, Old Hexthorpe, Doncaster, DN4 0HZ
Guide Price £170,000

LARGE 3 DOUBLE BEDROOM SEMI / DRIVEWAY & DETACHED GARAGE / LOVELY QUIET POSITION / FRESHLY DECORATED & NEW FLOORING / MANY PERIOD STLE FEATURES / NO CHAIN EARLY VIEWING ESSENTIAL //

An internal viewing is a must, to appreciate the size style and space of this traditional styled semi. The property has just been redecorated and new flooring added, it has a gas radiator central heating system, pvc double glazing and briefly comprises; Entrance hall with stairs to the first floor, spacious lounge, separate dining room, kitchen, utility, ground floor w/c. First floor landing, 3 double bedrooms and a shower room (originally a bathroom). Outside are attractive front and rear gardens, a nice side driveway and a detached brick garage. Well placed with good access to local amenities including schools, shops etc. plus access to Doncaster city.

ACCOMMODATION

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

ENTRANCE HALL

A good space with a broad staircase giving access to the first floor accommodation, a pvc double glazed window to the side, a central heating radiator, a panelled walls with a picture rail and a glazed door into a front facing lounge.

LOUNGE

16'0" x 13'6" into bay (4.88m x 4.11m into bay)

Again, a good size, it has a broad pvc double glazed bay window to the front, a central heating radiator, feature brick fireplace with electric fire inset, picture rail, coving and a ceiling light.

DINING ROOM

15'0" into bay x 12'0" (4.57m into bay x 3.66m)

A lovely sized second reception room, it has a broad pvc double glazed bay to the rear which incorporates double opening doors giving direct access into the garden, picture rail, coving, a central ceiling light and a central heating radiator.

KITCHEN

9'4" x 8'6" (2.84m x 2.59m)

Fitted with a range of high and low level units finished with a roll edge work surface. There is recess for an electric cooker with extractor hood above, a single drainer one and a half bowl stainless steel sink unit, recess for tall fridge freezer, a pvc double glazed window, tiled flooring, a ceiling light and coving.

UTILITY ROOM

A doorway leads through into what would have been the original pantry, this is now used as a utility area

with plumbing for an automatic washing machine, a pvc double glazed window, a ceiling light and also houses a gas fired boiler which supplies the domestic hot water and central heating systems.

REAR LOBBY

This has a pvc double glazed door giving access onto the rear garden and further door giving access to a built in understairs separate w/c.

GROUND FLOOR W/C

Fitted with a low flush wc.

FIRST FLOOR LANDING

There is a pvc double glazed window, an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1

16'0" x 13'6" into bay (4.88m x 4.11m into bay)

A very large double bedroom with a pvc double glazed bay window to the front, a central heating radiator, coving and a central ceiling light.

BEDROOM 2

1'0" x 12'0" (0.30m x 3.66m)

Again, a double room, it has a pvc double glazed window to the rear, a central heating radiator, a central ceiling light and an ornate fireplace.

BEDROOM 3

11'10" x 9'4" (3.61m x 2.84m)

A third double bedroom, there is a pvc double glazed window with an outlook to the rear, a central heating radiator and a central ceiling light.

BATHROOM

Fitted with a corner shower enclosure, wash basin and a low flush w/c. There is tiling to the walls with in built

airing cupboard housing a hot water cylinder with linen storage space above and further storage alongside.

OUTSIDE

To the front of the property there is a pretty enclosed mature garden, this has fencing and walling to the perimeter stocked with a good variety of maturing shrubs and plants. To the side of the garden there is a driveway which gives access to a detached brick garage.

GARAGE

18'0" x 8'10" approx (5.49m x 2.69m approx)

With a metal up and over door, power and light laid on, personnel door and a window to the rear.

REAR GARDEN

A side access between the garage and the house gives access into the property's rear garden which can also be accessed directly from the rear of the dining room. A pretty garden, again nicely enclosed and stocked with a variety of maturing shrubs, plants and trees, part lawned with raised borders and two timber sheds.

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 TBC

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to xxxx mbps and upload speeds of up to xxxx 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		
(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
		84
	59	