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horton knights of doncaster



Cecil Avenue, Warmsworth, Doncaster, DN4 9QP
Guide Price £135,000 - £145,000

This really nicely proportioned mid-terrace house sits in the very well thought of residential district of Warmsworth near Doncaster. It offers accommodation with gas fired central heating and PVC double glazing and comprises; entrance hallway, open plan lounge / dining room, fitted kitchen with walk-in pantry / store, first floor galleried landing, two large double bedrooms and a really well proportioned single third bedroom plus a bathroom with a white suite. Outside there is a forecourt and enclosed rear courtyard. The location of the property affords it great access to local amenities, including the A1, local schools, bus routes and for that reason would suit a range of purchasers, but is easily big enough to take a family. The property is offered with no onward chain and early viewing is recommended to appreciate the size it has to offer.

ACCOMMODATION

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

ENTRANCE HALL

With central heating radiator, dado rail to the walls and engineered wood flooring. Stairs rise to the first floor. Original feature archway and corbels. A door leads to the open plan lounge / dining room.

OPEN PLAN LOUNGE / DINING ROOM

27'4" into bay x 10'10" max (8.33m into bay x 3.30m max)

This is a lovely large space and has a large bay window to the front, letting in plenty of natural light and a further PVC double glazed window overlooking the rear yard. The engineered wood flooring is continued through from the entrance hall, plus there is a single panel central heating radiator and decorative fire surround with a marble style inset and hearth with a gas fire and a back boiler behind. A door gives access to the kitchen.

KITCHEN

11'1" x 8'5" (3.38m x 2.57m)

Fitted with a range of wall mounted cupboards and base units with a rolled edge work surface incorporating a one and a half bowl sink. There is tiling to the splashback areas and further surround tiling to the floor. Appliance recesses both for a fridge and washing machine, central heating radiator, large walk-in understairs storage cupboard with cold slab, plus a further walk-in pantry / store at the end of the kitchen. There is a PVC double glazed window and double glazed composite style door giving access to the rear courtyard.

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

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

FIRST FLOOR LANDING

A galleried style landing, once again with archway and original style corbels, central heating radiator, access to the loft space with ladder, original style built-in cupboard, dado rail to the walls and doors leading off to the remaining accommodation.

BEDROOM 1

13'11" max x 11'11" (4.24m max x 3.63m)

A wonderful, large double bedroom extending to the full width of the property with two PVC double glazed windows to the front and a central heating radiator.

BEDROOM 2

13'0" x 8'10" max (3.96m x 2.69m max)

Another really nice double bedroom with PVC double glazed window to the rear and central heating radiator, plus fitted wardrobes to either side of the chimney breast, with one doubling up as an airing cupboard with a hot water cylinder.

BEDROOM 3

8'6" x 8'0" (2.59m x 2.44m)

A really nice sized single room with a PVC double glazed window to the rear and central heating radiator.

BATHROOM

5'10" x 5'7" (1.78m x 1.70m)

Fitted with a three piece white suite comprising of low flush wc, pedestal wash hand basin and corner bath with a wall mounted electric shower and shower screen. There is full ceramic tiling to the walls and a tile effect floor covering, PVC double glazed window to

the side and PVC panelling to the ceiling with spotlights inset.

OUTSIDE

To the front of the property there is a small forecourt with brick built wall to the front boundary and is laid with slate chippings and with a concrete access pathway.

REAR YARD

The rear yard has a small lawned area, a concrete access pathway plus double timber gates and brick built wall to the outer boundary. There is also a walk-in brick built store which was formerly a coal shed / WC.

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 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 and Vodafone.

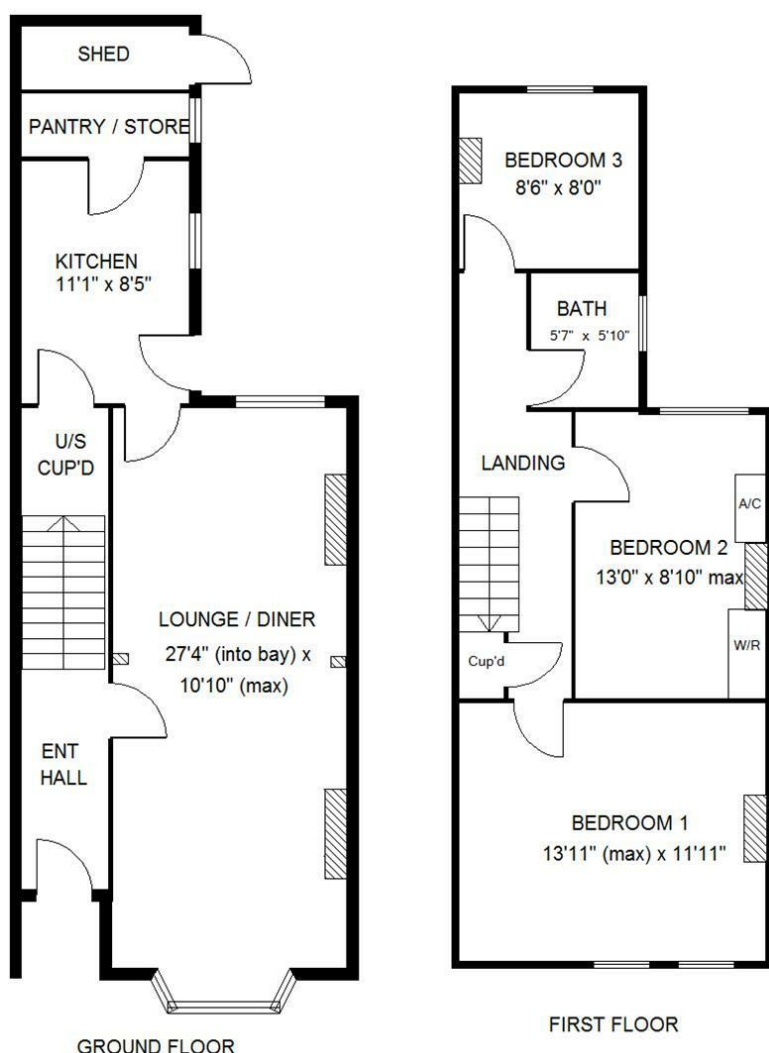
if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked 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		88
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	