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York Road, Scawsby, Doncaster, DN5 8RW  
Offers In The Region Of £155,000



**IMMACULATE 2 DOUBLE BEDROOM SEMI DETACHED HOUSE / LONG FRONT GARDEN WITH AMPLE CAR PARKING / BEAUTIFUL SOUTH WESTERLY FACING REAR GARDEN / EXTENDED KITCHEN / SPACIOUS OPEN PLAN LIVING SPACE / FANTASTIC POSITION / CLOSE TO POPULAR SCHOOLS / EARLY VIEWING ESSENTIAL //**

Located on this attractive roadway, an immaculate 2 double bedroom semi detached house. The property is chain free and offers ready to move into living. It has a gas radiator central heating heating system via a combination boiler, PVC double glazing and briefly comprises: Entrance hall with stairs to the first floor, spacious open plan lounge/ dining room, extended kitchen with integrated appliances, first floor landing, 2 double bedrooms and a very smart modern white bathroom. Outside are attractive gardens, the front offers ample parking whilst the rear enjoys a lovely South Westerly aspect. Very popular location with good access to amenities, including schools and easy access to the A1. Viewing is highly recommended to appreciate all this property has to offer.

**ACCOMMODATION**

A deep canopy gives shelter to a PVC double glazed entrance door and leads into the property's entrance hall.

**ENTRANCE HALL**

This has a staircase leading to the first floor accommodation, a modern laminate floor covering, a central heating radiator, a central ceiling light and coving to the ceiling.

**OPEN PLAN LOUNGE & DINING ROOM**

**24'0" max x 11'1" max (7.32m max x 3.38m max)**

The lounge is a good size, it has a broad PVC double glazed bay window to the front, a double panel central heating radiator, a feature fireplace incorporating a living flame gas fire, coving, a ceiling light and opens directly into the dining area. There is a further PVC double glazed window which gives an outlook over the rear garden, a central heating radiator, coving and a central ceiling light.

**MODERN FITTED KITCHEN**

**17'1" x 8'3" max (5.21m x 2.51m max)**

This is all smartly presented, it is fitted with a range of modern high and low level units finished with a work surface over. There is a 1 1/2 bowl stainless steel sink unit with a contemporary style mixer tap, there is plumbing for an automatic machine, room for a tall fridge freezer, an integrated four ring gas hob, an integrated oven and a deep built in cupboard which houses a gas fired condensing combination type boiler which supplies the domestic hot water and central heating systems. There is a modern vinyl floor covering, a central heating radiator, 2 PVC double glazed windows and a PVC double glazed exterior door which gives access into the rear garden, plus 2 ceiling light points, an extractor fan and a deep built in understairs storage cupboard which provides storage.

**FIRST FLOOR LANDING**

As previously described, a staircase leads from the entrance hall to the first floor landing. There is a PVC double glazed window to the side, a ceiling light and doors to the bedrooms and bathroom.

**BEDROOM 1**

**13'10" x 11'6" (4.22m x 3.51m)**

A large double bedroom, as evidenced by the room measurements. There is a broad PVC double glazed window to the front, a double panel central heating radiator, a central ceiling light and a deep built in storage cupboard which has a further window to the front, and would make an excellent walk in wardrobe.

**BEDROOM 2**

**10'4" x 10'0" (3.15m x 3.05m)**

A second double bedroom, it has a PVC double glazed window which gives an outlook over the property's rear garden, a double panel central heating radiator and a central ceiling light.

**CONTEMPORARY WHITE BATHROOM**

**6'10" x 6'4" (2.08m x 1.93m)**

All beautifully finished with a modern white suite that comprises of a panelled bath with a shower mixer, a pedestal wash hand basin and a low flush W/C. There is modern tiling to the walls, coordinating floor tiling, a contemporary style towel rail/ radiator, a PVC double glazed window, a central ceiling light and an extractor fan.

**OUTSIDE**

To the front of the property, there is a large garden, it is mainly lawned and has a long block paved driveway which provides car standing and in turn gives access down to the side of the property via a gated access into the rear garden.

**REAR GARDEN**

The rear garden is a good size. It enjoys a beautiful south westerly aspect therefore having sun for the main part of the day. It is all well maintained with two lawns, paved patio and sitting areas and is enclosed with concrete posts and timber fencing to the perimeters. There are several timber sheds plus external water tap.

**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.

FURTHER INFORMATION - New roof fitted in October 2024. The property also has external wall insulation.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 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.

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.

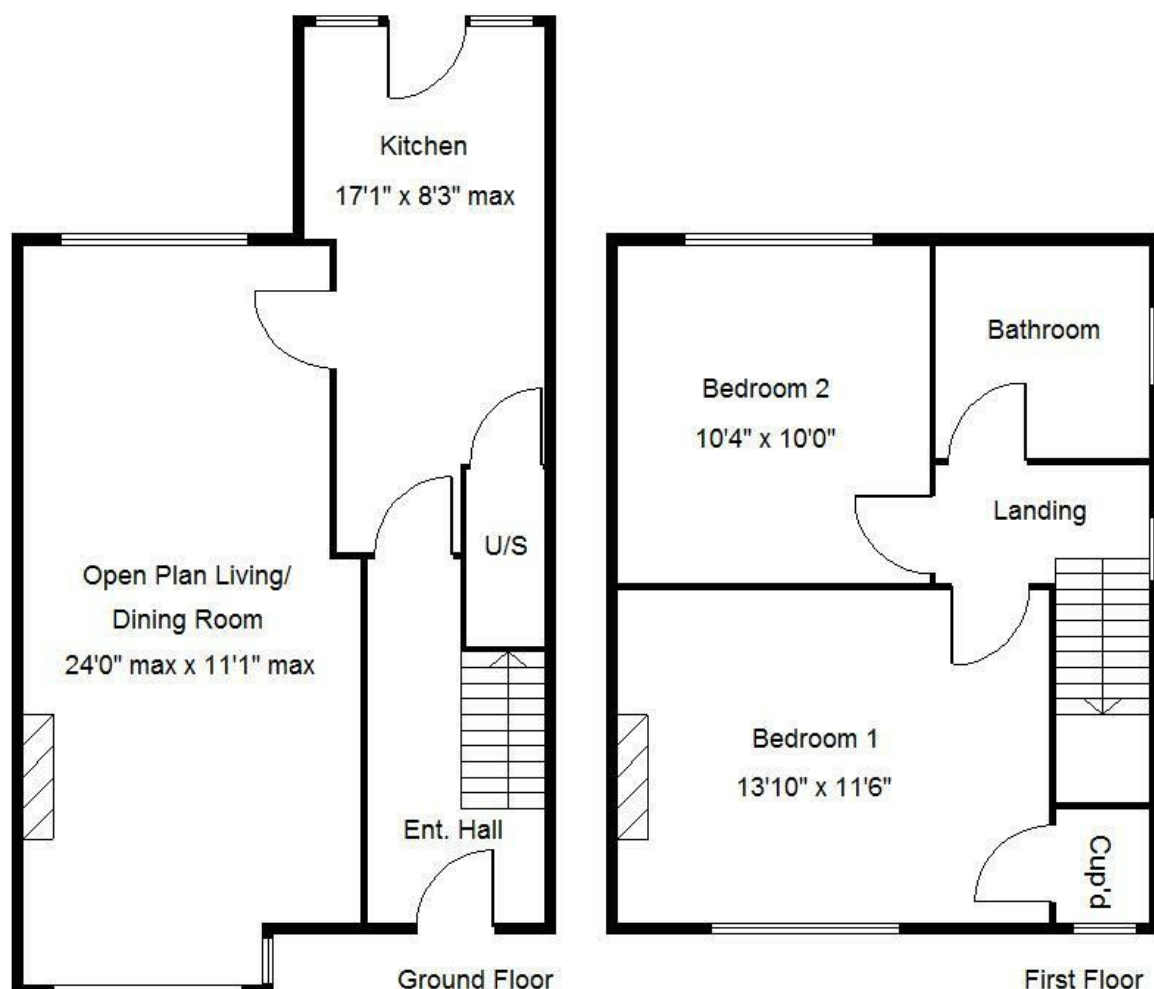
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PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We

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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	