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Saffron Close, Tickhill, Doncaster, DN11 9PS
Price £250,000

EXTENDED 3 BEDROOM SEMI DETACHED HOUSE / BEAUTIFUL POSITION WITH AN OPEN ASPECT TO THE REAR / WESTERLY FACING REAR GARDEN / LARGE OPEN PLAN 'L' SHAPED DINING KITCHEN / 3 GOOD SIZED DOUBLE BEDROOMS / BEAUTIFUL CONTEMPORARY BATHROOM / EARLY VIEWING RECOMMENDED //

Located on this popular cul-de-sac, a beautifully presented 3 double bedroom semi detached house. The property has been extended over the years and creates spacious living throughout. It has a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance hall with stairs to the first floor, front facing lounge, 'L' shaped dining kitchen conservatory with integrated appliances, first floor landing, 3 good sized double bedrooms and a beautiful contemporary style bathroom with a rainfall shower. Outside are attractive gardens, the rear enjoys a beautiful westerly aspect plus there is a long attached garage to the side of the property. Located within Tickhill giving access to local amenities including well regarded schools, therefore early viewing is recommended.

ACCOMMODATION

A PVC double glazed entrance door leads into the entrance porch.

OPEN ENTRANCE HALL

This has PVC double glazed windows to the front and side, a LVT floor covering, a staircase leading to the first floor accommodation, a central heating radiator, coving and a central ceiling light. A door from here continues into a front facing lounge.

LOUNGE

13'1" x 11'5" (3.99m x 3.48m)

An attractive front facing reception room, it has a broad PVC double glazed bay window to the front, a central heating radiator, laminate flooring, coving, a central ceiling light and a floating TV stand. There is a deep built in under stairs storage cupboard with light laid on and a door into an extended 'L' shaped dining kitchen.

'L' SHAPED DINING KITCHEN

14'6" x 7'9" (4.42m x 2.36m)

The kitchen is fitted with a range of modern high and low level units finished with a high gloss cabinet door with a contrasting work surface and a single drainer stainless steel sink unit with a mixer tap. Integrated appliances include a tall fridge freezer, a dishwasher, washing machine, oven, combination microwave, ceramic hob with a glass splashback and an extractor hood above. There is a PVC double glazed window, inset spotlighting to the ceiling, LVT style flooring and a broad opening leading into the conservatory.

DINING CONSERVATORY

11'0" x 9'7" (3.35m x 2.92m)

This is PVC double glazed, there are double doors to the rear, a further PVC double glazed door to the side, a central heating radiator and modern LVT flooring.

FIRST FLOOR LANDING

There is coving to the ceiling, a ceiling light, a deep built in storage cupboard with shelving and doors to the bedrooms and bathroom.

BEDROOM 1

11'8" x 11'6" (3.56m x 3.51m)

This has a PVC double glazed window to the front, a central heating radiator, coving and a central ceiling light plus a deep in built wardrobe with hanging rail and storage.

BEDROOM 2

15'5" x 6'3" (4.70m x 1.91m)

A large bedroom over the garage, there is a PVC double glazed window to the front, a central heating radiator, a ceiling light and an access point into the loft space.

BEDROOM 3

10'8" x 9'7" (3.25m x 2.92m)

A third double bedroom, it has a PVC double glazed window to the rear, a central heating radiator, coving and a central ceiling light.

BATHROOM

Beautifully finished with a contemporary white suite that comprises of a double ended bath with shower over including a rainfall style shower head and a shower screen, a wash hand basin inset to a vanity unit and a low flush W/C. There are 2 PVC double glazed windows, a contemporary style towel rail/radiator, inset spotlighting to the ceiling, a wall mirror, LVT flooring and modern tiling to the bathing and splashback areas.

OUTSIDE

To the front of the property there is a lawned garden

with shaped flower beds and borders stocked with a variety of shrubs and plants, a concrete driveway providing car standing and in turn leads to an attached brick garage.

ATTACHED GARAGE

22'3" x 6'6" (6.78m x 1.98m)

With an up and over door, power and light laid on and 2 double opening doors to the rear.

REAR GARDEN

The rear garden feels very private not directly overlooked from the rear. It is all beautifully landscaped, it has an artificial lawn, a raised stone flower bed to the far end and concrete posts and timber fencing to the perimeters.

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.

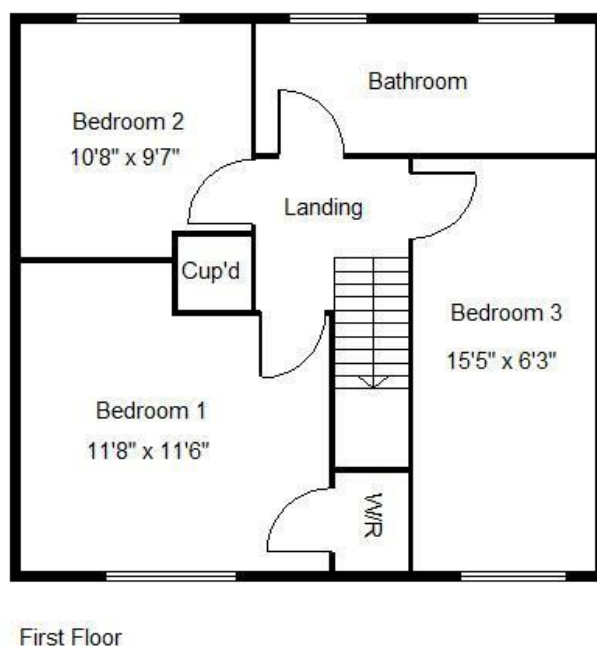
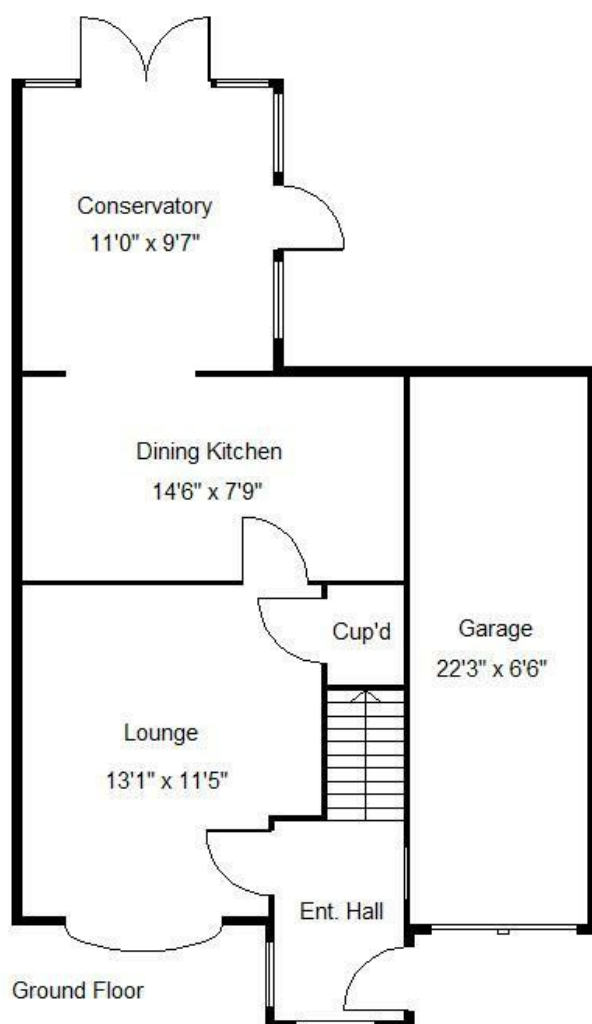
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our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the 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	