

horton knights of doncaster

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Owston Road, Carcroft, Doncaster, DN6 8DL  
Guide Price £90,000 - £95,000



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**2 BEDROOM MID-TERRACE HOUSE / PVC DOUBLE GLAZING / GAS FIRED CENTRAL HEATING / LOUNGE / SEPARATE DINING ROOM / GOOD SIZE FITTED KITCHEN / 2 LARGE DOUBLE BEDROOMS / LARGE SHOWER ROOM/ OFF STREET PARKING / GOOD SIZE REAR GARDEN / NO ONWARD CHAIN //**

This well proportioned mid-terrace house sits on this well regarded road in Carcroft, north of Doncaster. It offers pvc double glazing, gas fired central heating and comprises of: an entrance hall, lounge, separate dining room, good size fitted kitchen, first floor galleried landing, 2 large double bedrooms and a large shower room.

Outside the property has off street parking to the front and a good sized rear garden. Located where it is, offers the property great access to local amenities including supermarkets, schools and the A1 if required. It is offered with no onward chain and viewing is by prior telephone appointment with the agent and is recommended to appreciate the size on offer.

**ACCOMMODATION**

A pvc door gives access to the entrance hall.

**ENTRANCE HALL**

There is a central heating radiator, dado rail to the walls, original style corbels and archway, stairs leading to the first floor and doors leading to the ground floor accommodation.

**LOUNGE**

**14'1" max x 13'4" max (4.29m max x 4.06m max)**

Situated towards the front of the property with a pvc double glazed square bay window to the front, central heating radiator, coving to the ceiling, a decorative fire surround incorporating an electric fire and cupboards to the left and right alcoves.

**DINING ROOM**

**13'7" max x 13'2" (4.14m max x 4.01m)**

There is a pvc double glazed window looking into the lean-to at the rear, central heating radiator, coving to the ceiling, decorative fire surround and cupboards to the left and right alcoves. A doorway leads to the kitchen.

**KITCHEN**

**11'10" x 8'10" (3.61m x 2.69m)**

This is fitted with a range of shaker style wall mounted cupboards and base units with a rolled edge work surface incorporating a single bowl stainless steel sink with mixer tap, tiling to the splashback areas and further ceramic tiling to the floor. There are appliance recess's, brushed stainless steel extractor hood, coving to the ceiling, walk-in understairs storage cupboard. There is a pvc double glazed window over looking the rear garden and a pvc double glazed door giving access into the lean-to.

**LEAN-TO**

**10'9" x 6'6" (3.28m x 1.98m)**

This has pvc double glazed windows and door to the rear and a rolled edge work surface, shelving and some cupboards matching those in the kitchen.

**FIRST FLOOR LANDING**

Having a galleried style landing with dado rail to the walls, loft access and doors leading off to the remaining accommodation.

**BEDROOM 1**

**15'3" x 11'11" (4.65m x 3.63m)**

This is a lovely sized double bedroom with 2 pvc double glazed windows to the front, fitted wardrobes to the left and right alcoves and further fitted wardrobes and cupboards on the opposite wall. It has coving to the ceiling and central heating radiator.

**BEDROOM 2**

**13'2" x 11'0" (4.01m x 3.35m)**

Another nice sized double room with a pvc double glazed window to the rear, double panel radiator, coving to the ceiling and built-in wardrobe to the left alcove which also houses the gas central heating boiler.

**HOUSE BATHROOM**

**11'7" x 8'9" (3.53m x 2.67m)**

There is a really large bathroom/shower room which has a low flush wc, wash hand basin inset into a vanity unit, a double width shower cubicle with a mains plumbed shower. There is tiling to the splashback areas in the shower cubicle and two other walls, further ceramic tiling to the floor with a central heating radiator, vertical feature radiator in addition and pvc

double glazed windows to the side and rear elevations.

**OUTSIDE**

To the front of the property there is a concrete hard standing with a drop kerb providing off street parking.

**REAR GARDEN**

This is enclosed with a brick built wall and timber fencing to the boundary, a concrete sectional detached garage and timber gate giving access to the lane at the rear. The garden is fairly over grown at this point and needs some attention but is still a nicely proportioned space that could be useful for an prospective purchaser.

**AGENTS NOTES:**

TENURE - Leasehold (LEASE INFORMATION TO FOLLOW)

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units TBC.

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 220 mbps.

MOBILE COVERAGE - Coverage is available with EE,

Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

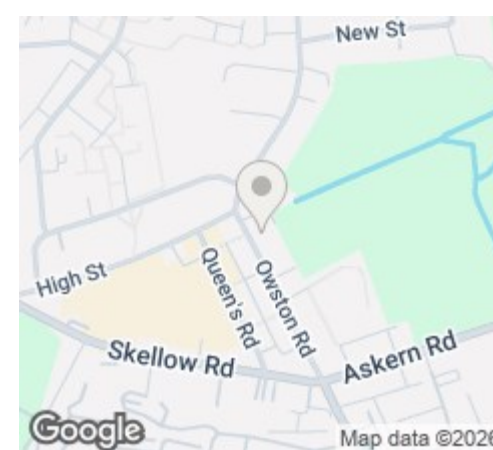
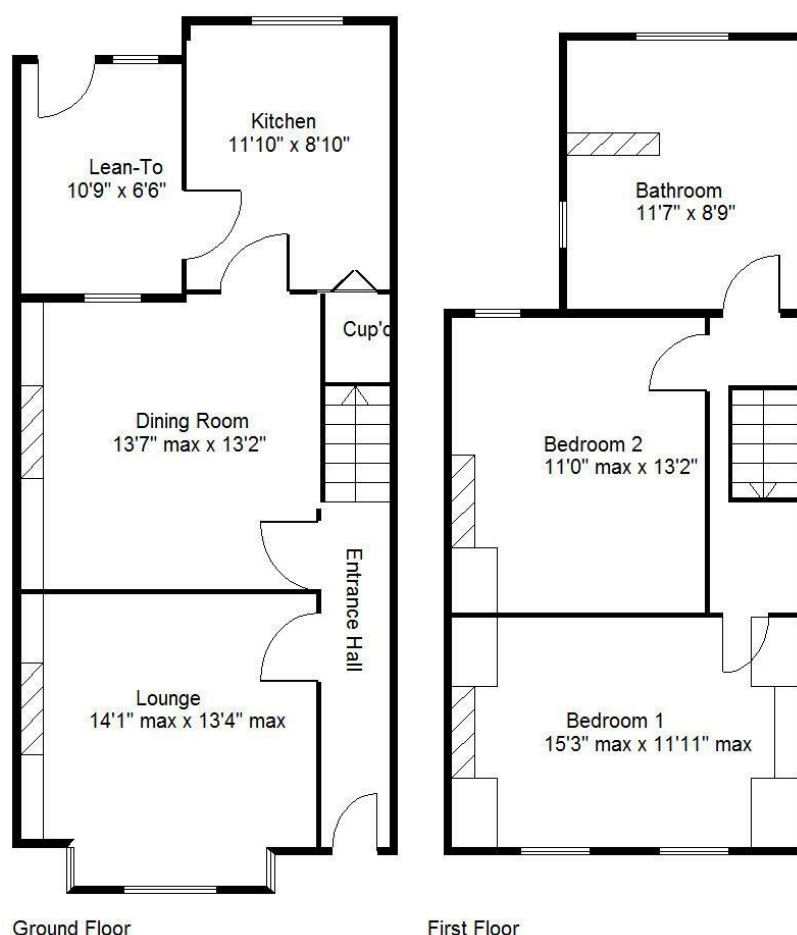
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC