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Askern Road, Bentley, Doncaster, DN5 0JD
Offers Over £115,000

LARGE 3 BEDROOM TERRACED HOUSE /SPACIOUS WELL PRESENTED ROOMS / MODERN KITCHEN / MODERN FIRST FLOOR BATHROOM / GF WC / PVC DOUBLE GLAZING / GCH / VIEWING RECOMMENDED //

A very spacious and well presented 3 bedroom terraced house on this popular well established roadway. The house offers ready to move into living, it has a gas central heating system via a modern combination type boiler. PVC double glazing and comprises: Long entrance hall, 2 separate reception rooms, fitted kitchen, utility area and a ground floor wc. On the first floor there are 2 bedrooms open office area and a large 4 piece bathroom whilst on the top floor there is a large double bedroom. Outside to the rear there is an enclosed courtyard garden with store, plus access onto a rear lane. Well placed with access to local amenities, including a local supermarket, shops and schools. **EARLY VIEWING RECOMMENDED.**

ACCOMMODATION

A PVC double glazed entrance door leads into a long hallway.

ENTRANCE HALL

This has a modern laminate floor covering, central heating radiator, ceiling light, smoke alarm and built in cupboard which houses electric box etc.

FRONT FACING RECEPTION ROOM

13'8" x 9'8" (4.17m x 2.95m)

This is a good size, it has two pvc double glazed windows to the front, modern laminate flooring, coving, central ceiling light and a double panel central heating radiator. There is a staircase to the first floor accommodation.

LIVING/ DINING ROOM

13'3" x 12'0" (4.04m x 3.66m)

A second reception room, it has a pvc double glazed window to the rear, double panel central heating radiator, laminate flooring, coving, central ceiling light and a smoke alarm.

FITTED KITCHEN

9'8" x 7'4" (2.95m x 2.24m)

This is fitted with a range of base and wall units with a work surface over, there is a four ring gas hob with extractor hood and integrated oven beneath. There is a single drainer stainless steel sink unit with mixer tap. A deep recess suitable for fridge freezer, plumbing for washing machine etc. There is a central heating radiator, pvc double glazed window and pvc double glazed exterior door.

UTILITY ROOM

7'8" x 5'7" (2.34m x 1.70m)

This has a pvc double glazed window, ceiling light, work surface and tiling to the splashbacks.

GROUND FLOOR WC

7'9" x 3'8" (2.36m x 1.12m)

Fitted with a modern two piece white suite comprising of a low flush wc, wash hand basin, pvc double glazed window, extractor fan, ceiling light and coving to the ceiling.

BEDROOM 1 FRONT

13'2" x 11'10" (4.01m x 3.61m)

A large double bedroom, it has a broad pvc double glazed window to the front, central heating radiator, ornate cornicing, central ceiling light.

BEDROOM 2 REAR

10'4" x 9'10" (3.15m x 3.00m)

A good sized second double bedroom it has a pvc double glazed window to the rear, central heating radiator, coving and a central ceiling light.

LANDING AREA

The landing area opens area to the rear, where there is enough room for a desk and therefore could create a nice open plan office. It has a pvc double glazed window, central heating radiator, built in cupboards, one houses the gas fired combination type boiler which supplies domestic hot water and central heating systems.

BATHROOM

11'2" x 7'8" (3.40m x 2.34m)

This is a good size fitted with a white suite which comprises of a panelled bath, pedestal wash hand

basin, low flush w/c, corner shower enclosure with independent electric shower, tiling, inset spotlighting to the ceiling, pvc double glazed window, vinyl flooring and a towel rail/radiator.

ATTIC BEDROOM 3

18'6" x 13'3" (5.64m x 4.04m)

This creates one large double bedroom, it has a double glazed attic style window, central heating radiator, two ceiling lights and a smoke alarm.

OUTSIDE

Enclosed rear courtyard garden with a pedestrian gate on to a rear lane enjoys the afternoon and evening sun.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected to the property.

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

HEATING - Gas radiator central heating system via a combination boiler. Age of boiler TBC

COUNCIL TAX - Band A

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, 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.

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		72
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	