



# horton knights

of doncaster

sales  
lettings  
and service



# EXTENDED 3 BEDROOM SEMI DETACHED HOUSE / SPACIOUS LIVING / OPEN PLAN LIVING DINING KITCHEN / SEPARATE UTILITY ROOM / MODERN WHITE BATHROOM WITH SHOWER / OFF ROAD PARKING / PRETTY GARDENS / VIEWING ESSENTIAL //

Well situated close to Armthorpe's busy centre, an extended 3 bed semi detached house offering larger than average living. It has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall, attractive lounge, large open plan living dining kitchen and a separate utility room. On the first floor there are 3 bedrooms and a white bathroom with a shower. Outside are pretty gardens, the rear feel very private, off road parking to the front. It's only a short walk to the centre, with access to a good variety of shops, schools, eateries etc. PRICED TO SELL. EARLY VIEWING ESSENTIAL.

## ACCOMMODATION

FULL SALES PARTICULARS ARE BEING PREPARED AND WILL FOLLOW SHORTLY - In the meantime feel free to book a viewing via horton knights estate agents 01302 760322

## ENTRANCE HALL

## LOUNGE

## OPEN PLAN LIVING/ DINING / KITCHEN

## SEPARATE UTILITY ROOM

## LANDING

## BEDROOM 1

## BEDROOM 2

## BEDROOM 3

## BATHROOM

## GARDENS

**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 2011

**COUNCIL TAX** - Band .TBC

**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, 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](http://www.hortonknights.co.uk)

**INDEPENDENT MORTGAGE ADVICE** - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU

**DON'T**. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

**FREE VALUATIONS** - If you need to sell a house then please take advantage of our **FREE VALUATION** service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	