















39 Printing Office Street, Doncaster, DN1 1TP
Tel: 01302 760322 Fax: 01302 760344

sales
lettings
and service

horton knights of doncaster

8 Fulwood Drive, Doncaster, DN4 8FH



IMMACULATE 3 BED SEMI-DETACHED HOUSE / LOVELY POSITION SET BACK OFF SOUGHT AFTER TICKHILL ROAD / RECENTLY CONSTRUCTED WITH BUILDERS GUARANTEE / LOVELY MODERN KITCHEN WITH INTEGRATED APPLIANCES / GF-WC, EN-SUITE & HOUSE BATHROOM / AMPLE PARKING & EV CHARGER / EARLY VIEWING ESSENTIAL //

This immaculate 3 bedroom semi detached is situated on the highly sought after roadway, set back off Tickhill Road on the fringe of this popular development. Recently constructed it comes with a builders warranty, gas central heating, pvc double glazing and comprises: Entrance hall with a cloaks/ wc off, spacious rear facing lounge, modern fitted dining kitchen with integrated appliances. First floor landing, 3 good sized bedrooms, the main bedroom has an en-suite shower room and a lovely modern house bathroom. Outside there is a small front garden, a long block paved driveway and an EV charging point. To the rear there is an enclosed garden with a paved patio, and a timber shed shed. Convenient access to a good range of shops, schools and amenities. All offered with READY TO MOVE INTO therefore early viewing is essential.

Asking Price £220,000

ACCOMMODATION

ENTRANCE HALL

GROUND FLOOR WC

LOUNGE

DINING KITCHEN

FIRST FLOOR LANDING

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

HOUSE BATHROOM

OUTSIDE

REAR GARDEN

AGENTS NOTES:
TENURE - FREEHOLD

ESTATE CHARGE - TBC.

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 C.

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

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.



