

horton knights of doncaster

sales  
lettings  
and service



Belvedere Close, Askern, Doncaster, DN6 0NX  
Offers Over £149,995 - £160,000

\*\*\*\*\* OFFERS OVER £149,995\*\*\*\*\*

**LOCATED IN THIS POPULAR VILLAGE NORTH OF DONCASTER A WELL PROPORTIONED 2 BEDROOM SEMI-DETACHED HOUSE / IT HAS PVC DOUBLE GLAZING AND CENTRAL HEATING / OPEN PLAN LOUNGE/DINING ROOM / FITTED KITCHEN / 2 DOUBLE BEDROOMS / BATHROOM / OFF-STREET PARKING TO THE FRONT / ATTRACTIVE LANDSCAPED GARDEN TO THE REAR / GOOD ACCESS TO LOCAL AMENITIES / VIEWING RECOMMENDED //**

Tucked away in this popular village north of Doncaster this well proportioned 2 bedroom semi-detached house enjoys pvc double glazing, gas fired central heating and comprises: open plan lounge/dining room, fitted kitchen, first floor landing, 2 double bedrooms and a bathroom. Outside the property offers off-street parking to the front with a good size space to the side and an attractive landscaped rear garden. With it's location in the village it offers great access to local amenities including schools, bus routes and the M62 if required. All in all it is a lovely property which must be viewed to appreciate all it has to offer.

**ACCOMMODATION**

A pvc double glazed door with double glazed side screens gives access to open plan lounge/dining room.

**OPEN PLAN LOUNGE/DINING ROOM**

**18'7" x 12'2" max (5.66m x 3.71m max)**

This is a lovely large and bright room which has a pvc double glazed square bay window to the front, attractive wood style laminated flooring, walk-in understairs storage cupboard, 2 double panel radiators and coving to the ceiling with stairs rising to the first floor and a chimney breast with a media wall style opening for a TV.

A folding door from the lounge leads into fitted kitchen.

**KITCHEN**

**12'2" x 6'6" (3.71m x 1.98m)**

The kitchen is fitted with a range of white high gloss wall mounted cupboards and beige units with a rolled edge work surface incorporating a single bowl porcelain sink unit with mixer tap and attractive tiled splashbacks with a brushed aluminium trim. There is a vertical feature radiator, integrated ceramic hob with electric oven, plumbing for a washing machine with appliance recess, built-in low level fridge and freezer, pvc double glazed window to the rear and side elevations and pvc double glazed door giving access to the rear garden.

**FIRST FLOOR LANDING**

With halogen spots lights to the ceiling, a loft hatch giving access to the loft with retractable ladder and doors leading off to the remaining accommodation.

**BEDROOM 1**

**12'2" x 9'11" (3.71m x 3.02m)**

A good size double bedroom having a pvc double glazed window to the front, a central heating radiator, coving to the ceiling, halogen spot lights inset and built in wardrobes providing hanging rail and shelving space with a vanity area in the middle and sliding mirror fronted doors.

**BEDROOM 2**

**12'2" x 8'8" (3.71m x 2.64m)**

This is another really good size double bedroom which extends to the full width of the property and has a pvc double glazed window to the rear, a central heating radiator, coving to the ceiling and halogen spot lights inset.

**BATHROOM**

**6'4" x 5'5" (1.93m x 1.65m)**

The bathroom is fitted with a white low flush wc with concealed cistern, wash hand basin set into a vanity unit, a panelled bath with a mains plumbed shower above. There is full ceramic tiling to the walls, chrome effect halogen lights inset into the ceiling with a matching chrome heated towel rail and pvc double glazed window to the side elevation.

**OUTSIDE**

To the front of the property there is a block paved driveway providing off-street parking, this is wide enough for 2 vehicles. A timber gate and fence leads to the left of the property where the block paving continues giving access to the side entrance access door and leads on into the rear garden.

**REAR GARDEN**

The rear garden has been landscaped to create an extremely low maintenance space. It has been laid with beautiful Indian stone and an area of timber decking suitable for a table and chairs in the warmer months, there is also a timber and glazed summerhouse with an attached shed area, it has light and power supplied with concrete posts and timber fencing to the outer boundary and external security light and water tap attached to the rear elevation of the house.

**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...

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

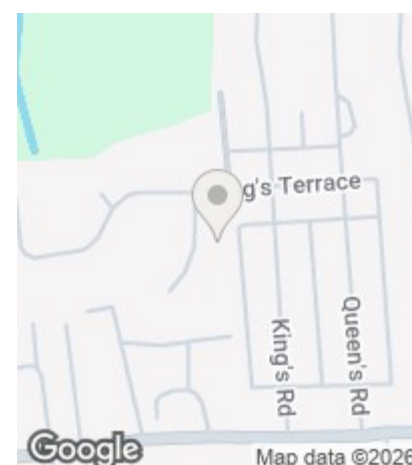
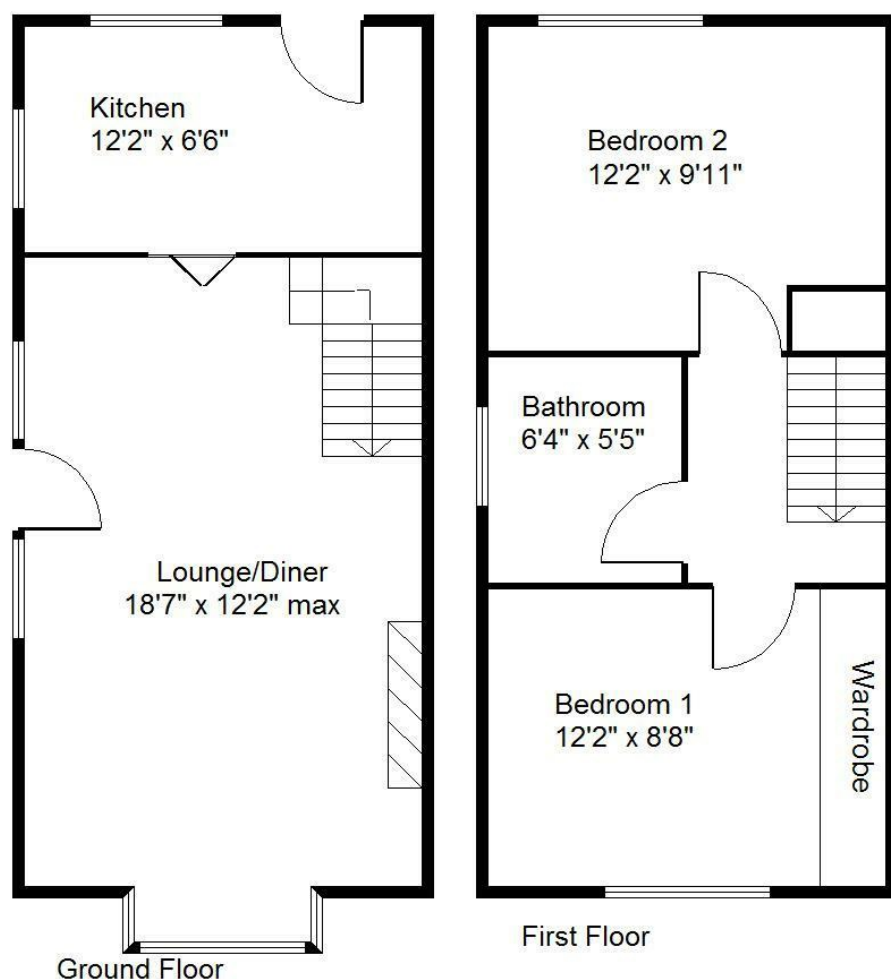
contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday  
www.hortonknights.co.uk

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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	62	79
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	