

horton knights of doncaster

sales  
lettings  
and service



Danesway, Scawthorpe, Doncaster, DN5 9EB  
Offers Over £125,000

**3 BEDROOM SEMI DETACHED HOUSE / OUTLOOK OVER PLAYING FIELDS / GAS CENTRAL HEATING & PVC DOUBLE GLAZING / SHARED DRIVEWAY / CUL-DE-SAC LOCATION/ NO CHAIN / VIEWING ESSENTIAL//**

Perfect for a speculator or investor a good sized 3 bedroom semi detached house. Nice cul-de-sac position with an outlook over fields to the rear. GCH & PVC double glazing it briefly comprises: Entrance hall, lounge, large dining kitchen, rear lobby, first floor landing, 3 bedrooms and a bathroom. outside are front and rear gardens and a shared drive to a garage. Popular area with good access to local schools, shops and access to the A1 and motorway networks. PRICED TO SELL.

**ACCOMMODATION**

A double glazed entrance door with side screen leads into the entrance hall.

**ENTRANCE HALL**

This has a staircase leading to the first floor, coving, a ceiling light, a central heating radiator and a door which leads into the lounge.

**LOUNGE**

**13'0" x 11'2" (3.96m x 3.40m)**

This is a good sized room having a PVC double glazed window to the rear, coving and a central ceiling light.

A second door from the entrance hall lead into the dining kitchen.

**DINING KITCHEN**

**19'0" x 11'1" max (5.79m x 3.38m max)**

Range of wall and base units with a roll edge work surface over which incorporates a single drainer stainless steel sink unit. There is plumbing for a washing machine, room for a tumble dryer, a central heating radiator, two PVC double glazed windows to the front and side elevations, a deep built-in understairs storage cupboard and a door to the far end leads into the rear lobby.

**REAR LOBBY**

This has two PVC double glazed windows to the side and rear and a timber door which gives access to the garden.

As previously described a staircase leads from the entrance hall to the first floor accommodation.

**LANDING**

There is a PVC double glazed window to the front, a

built-in cupboard and doors to the bedrooms and bathroom.

**BEDROOM 1**

**11'9" x 10'6" (3.58m x 3.20m)**

A double bedroom having a PVC double glazed window to the rear, a central heating radiator, a built-in cupboard and a ceiling light.

**BEDROOM 2**

**10'6" x 9'6" (3.20m x 2.90m)**

Again, another good sized double bedroom having a PVC double glazed window to the rear, a central heating radiator and a built-in cupboard.

**BEDROOM 3**

**8'4" max x 8'4" max (2.54m max x 2.54m max )**

A single bedroom with a PVC double glazed window , a central heating radiator and a ceiling light.

**BATHROOM**

Fitted with a shower style bath, a wash basin and a low flush wc. There are two PVC double glazed windows, a central heating radiator and a central ceiling light.

**OUTSIDE**

To the front of the property there is an enclosed lawned garden with brick walling to the perimeters, a shared driveway provides car standing and in turn leads to the sectional garage.

**GARAGE**

With twin opening doors.

**REAR GARDEN**

There is an enclosed lawned garden with pebbled borders and a pleasant more open outlook over a playing field beyond.

**AGENTS NOTES:**

TENURE - FREEHOLD - CONSTRUCTION - THE PROPERTY IS OF NON-STANDARD CONSTRUCTION.

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 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, 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.

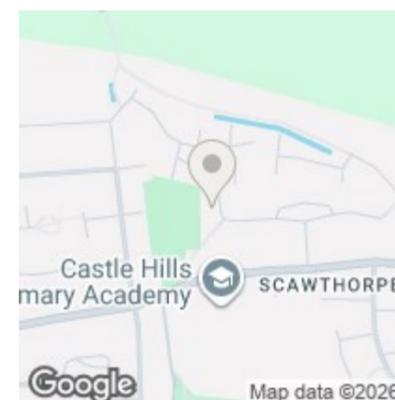
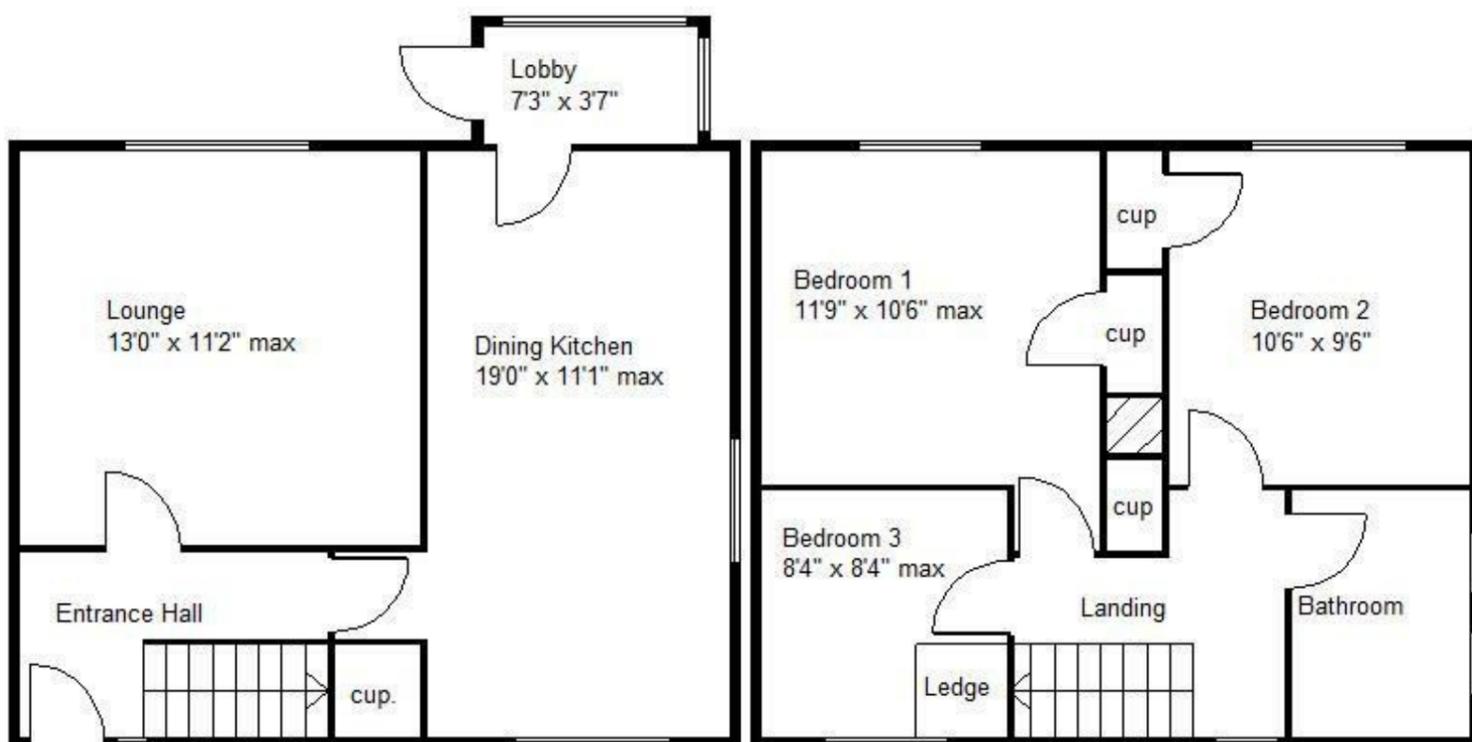
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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		
(21-38)	F	35	
(1-20)	G		58
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	