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Herbert Road, Off York Road, Doncaster, DN5 9BB  
Guide Price £100,000 - £110,000

**2 BEDROOM MID TERRACED HOUSE / FRESHLY DECORATED & NEW CARPETS / OPEN PLAN STYLE DINING KITCHEN / FIRST FLOOR BATHROOM / LOVELY ROADWAY CLOSE TO CITY CENTRE / NO UPWARD CHAIN / EARLY VIEWING ESSENTIAL //**

A smartly presented 2 bedroom mid terraced property well located with access to the city centre. The property has a gas central heating system via a combination type boiler, pvc double glazing and comprises: Entrance hall with stairs off, spacious lounge with a deep bay window, open plan dining kitchen, landing 2 good sized bedrooms and a bathroom. Outside is a forecourt garden plus a larger style enclosed rear courtyard garden. Very central position off York Road, giving easy access to the city centre and amenities on York Road. NO UPWARD CHAIN. EARLY VIEWING RECOMMENDED.

**ACCOMMODATION**

A PVC double glazed entrance door leads into the property's entrance hall.

**ENTRANCE HALL**

This has a central heating radiator, stairs rising to the first floor and door leading to the lounge.

**LOUNGE**

**14'0" into bay x 10'11" max (4.27m into bay x 3.33m max)**

An attractive front facing reception room, it has a broad PVC double glazed bay window to the front elevation, a double panel central heating radiator, coving to the ceiling, central ceiling light, feature fireplace with gas fired inset (not tested) and a door leading to the dining/kitchen.

**DINING KITCHEN**

**14'1" x 9'5" (4.29 x 2.87)**

Fitted with a range of high and low level units finished with work surface over. There is a one and a half bowl stainless steel sink unit with mixer tap, integrated appliances include a stainless steel electric oven, a 4 ring gas hob with matching stainless steel extractor hood over. There is further recesses suitable for under counter fridge, washing machine with appropriate plumbing, 2 PVC double glazed windows, a PVC double glazed exterior door leading outside to the rear courtyard, single panel radiator and a walk in under stairs cupboard with shelving.

**FIRST FLOOR LANDING**

There is access into the loft space and doors leading to the bedrooms and bathroom.

**BEDROOM 1**

**12'0" x 11'2" max (3.66 x 3.40 max)**

A good size double bedroom with PVC double glazed square bay window to the front elevation, central heating radiator, coving to the ceiling, ornate fire place, fitted storage cupboard set into the recess and a further tall wardrobe style storage cupboard.

**BEDROOM 2**

**10'1" x 8'5" (3.07 x 2.57)**

A PVC double glazed window to the rear, central heating radiator, ceiling light and coving to the ceiling.

**BATHROOM**

Fitted with a 3 piece white suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with wall mounted electric shower over. There is full tiling to the walls, coving to the ceiling, ceiling light inset into a waterproof style ceiling, tiled flooring, chrome heated towel rail, PVC double glazed window to the rear elevation and a central heating radiator.

**OUTSIDE**

To the front of the property there is a forecourt garden, artificial turf and brick walling to the perimeters.

**REAR GARDEN**

This is enclosed with timber fencing to the perimeters and a pedestrian gate giving access on to a rear lane.

**HOW TO GET THERE**

From the Doncaster office proceed out of Doncaster town centre over the North Bridge and continue past Morrisons supermarket on the right. At the next set of

traffic lights turn right just before The Range onto Grove Avenue and then take the first left onto Herbert Road where the property can be found on the right hand side.

**AGENTS NOTES:**

TENURE - Freehold.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating. Age of boiler TBC.

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.

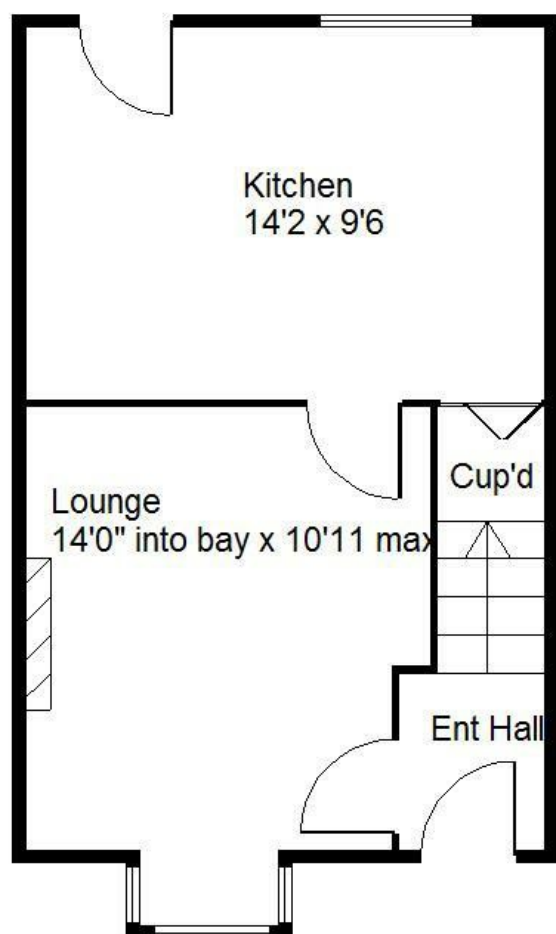
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

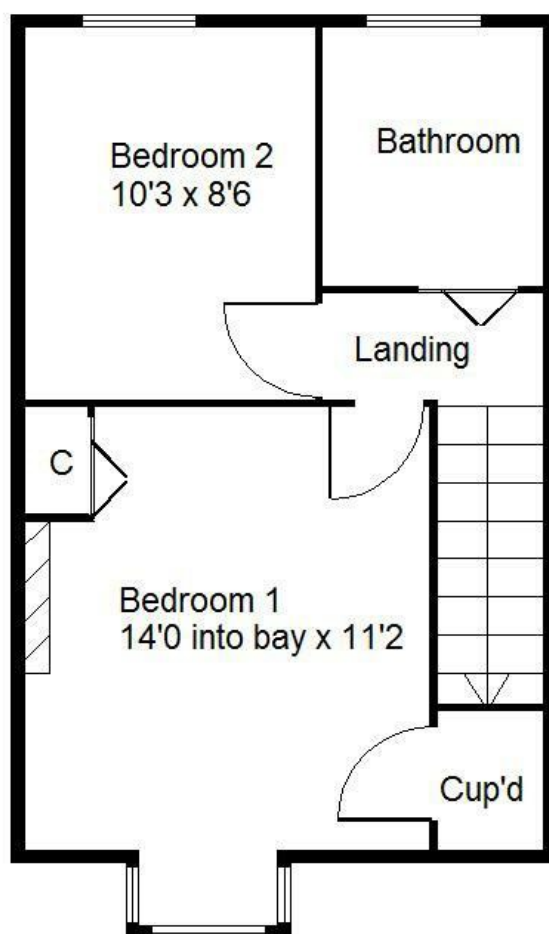
OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday  
[www.hortonknights.co.uk](http://www.hortonknights.co.uk)

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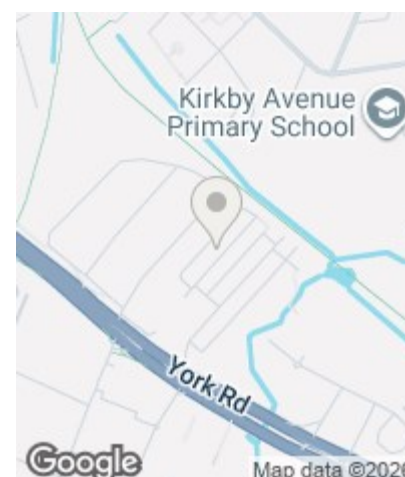
FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	