

horton knights of doncaster

sales
lettings
and service



Ellerker Avenue, Hexthorpe, Doncaster, DN4 0AY
£70,000 - £75,000

GUIDE PRICE £70,000 - £75,000

2 BEDROOM MID-TERRACE HOUSE / GCH / PVC DOUBLE GLAZING / 2 RECEPTION ROOMS / FITTED KITCHEN / 2 GOOD SIZE DOUBLE BEDROOMS / BATHROOM / REAR GARDEN / CLOSE TO DONCASTER CITY CENTRE / PRICED TO SELL / IDEAL FOR INVESTORS / FIRST TIME BUYERS //

Located on the outskirts of Doncaster City Centre, a good sized 2 bedroom inner terrace house. The property has gas central heating, pvc double glazing and briefly comprises: 2 separate reception rooms, fitted kitchen. First floor landing: 2 bedrooms and a bathroom. Outside there is rear garden. The property is well placed with access to local amenities. Ideal for investors and first time buyers.

ACCOMMODATION

A pvc double glazed entrance door gives access through into the property's living room.

LIVING ROOM

12'1" x 11'5" (3.707 x 3.488)

This has a front facing pvc double glazed window, central heating radiator and central ceiling light. This in turn gives access through to the hallway.

HALLWAY

This has stairs off to the right and a door off into the dining room.

DINING ROOM

12'1" x 11'10" (3.707 x 3.630)

This has a cornice to the ceiling, central ceiling light along with a central ceiling rose. A pvc double glazed window, central heating radiator, an Adams style timber framed fireplace with an electric inset fire. There is a door leading down into the basement, which is predominantly storage.

KITCHEN

9'1" x 6'5" (2.783 x 1.959)

This has a smart range base and wall units finished with light wood effect doors with a complimentary worktop, stainless steel extractor and a single oven. There is also space and plumbing for a washing machine, stainless 1½ bowl sink with a mixer tap. It has splashback tiling to the walls and laminate tiling to the floor. There is a pvc door, pvc double glazed window and a central ceiling light.

FIRST FLOOR LANDING

BEDROOM 1 REAR

12'0" x 11'11" (3.68m x 3.643)

This has a pvc double glazed window, central heating

radiator and a central ceiling light. There is a storage cupboard over the stairs with access into the loft space.

HOUSE BATHROOM

6'6" x 6'5" (1.985 x 1.971)

The bathroom comprises of a 3 piece suite, panelled bath with an electric shower over, pedestal wash-hand basin with a mixer tap and a low flush wc. There is a central heating radiator, central ceiling light, pvc double glazed window. There is tiling to the splashbacks and bathing areas along with a laminate flooring.

BEDROOM 2 FRONT

11'5" x 12'1" (3.48m x 3.698)

Again, this has a pvc double glazed window to the front, central heating radiator and a central ceiling light.

OUTSIDE

To the rear there are pleasant enclosed gardens with an outside storage shed, and a gate. The rear garden is mainly laid to lawn with a pregola style porch to the rear door as demonstrated by the photographs.

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 TBC.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 and Vodafone.

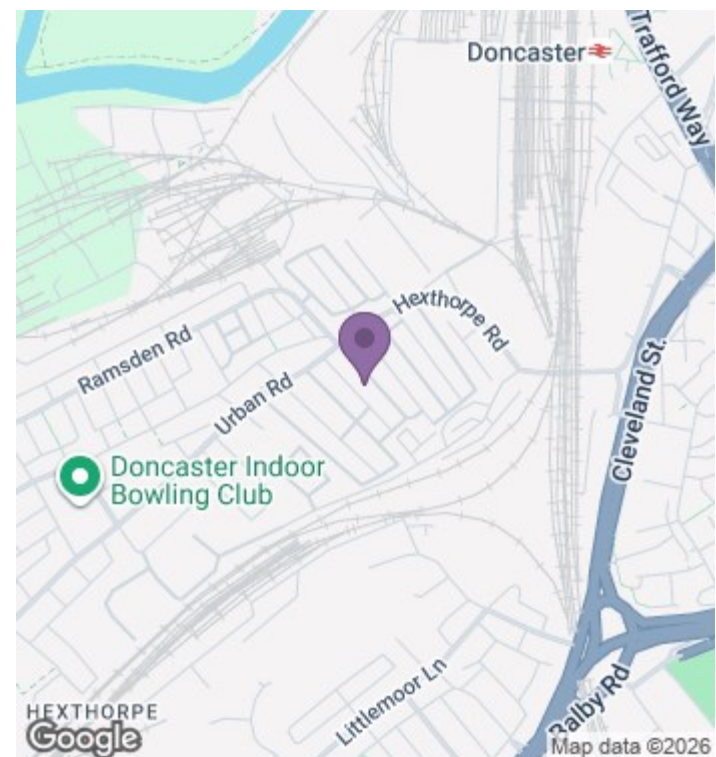
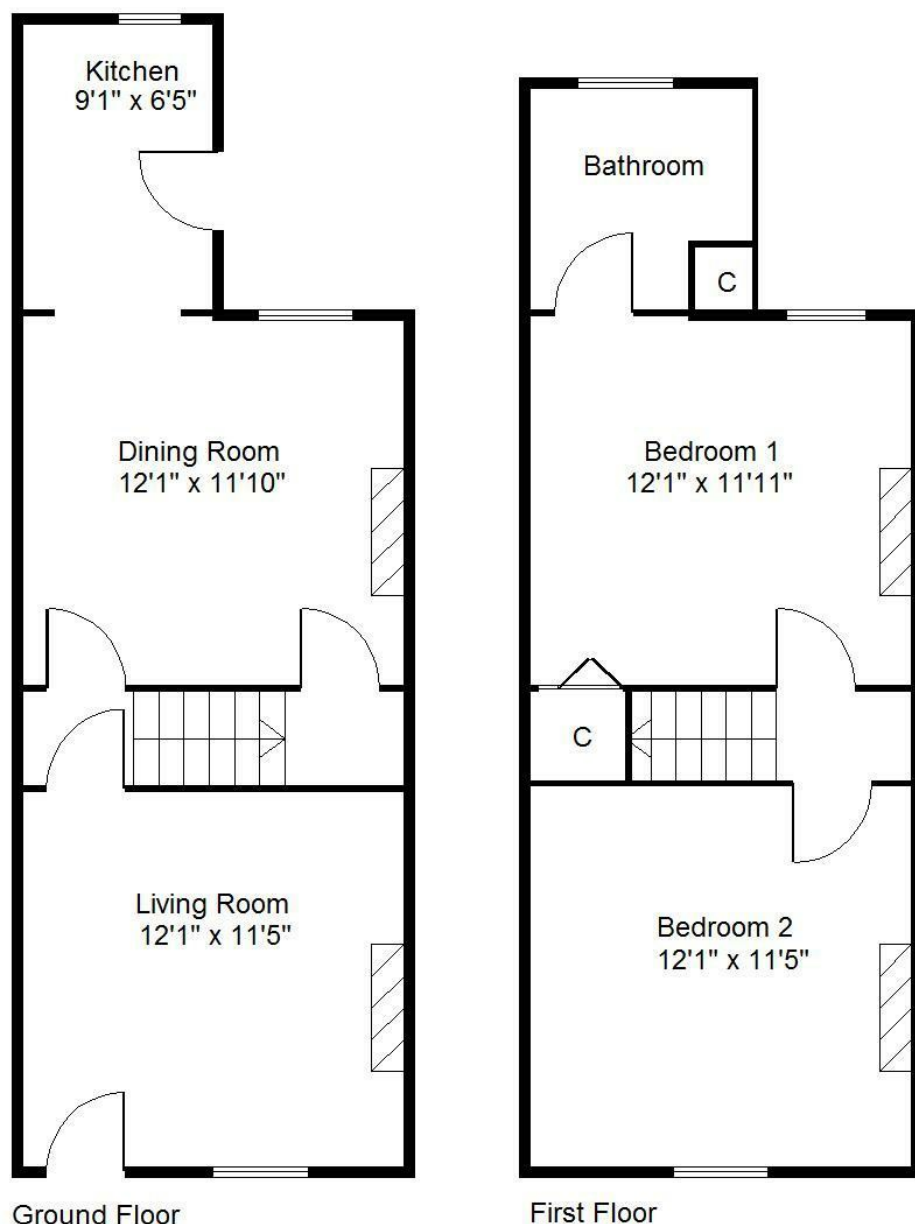
VIEWING - By prior telephone appointment with horton knights estate agents.

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

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		
(1-20)	G		
Not energy efficient - higher running costs			
		60	84
England & Wales		EU Directive 2002/91/EC	