

horton knights of doncaster

sales
lettings
and service



South Street, Highfields, Doncaster, DN6 7JN
Asking Price £80,000

3 BEDROOM MID TERRACED HOUSE / BEAUTIFUL KITCHEN WITH INTEGRATED COOKING APPLIANCES / GATED OFF ROAD PARKING / 2 SEPARATE RECEPTION ROOMS / 3 GOOD SIZE BEDROOMS / FIRST FLOOR BATHROOM / OUTLOOK OVER A PLAYING FIELD TO THE FRONT / CLOSE TO AMENITIES / EXCELLENT TRANSPORT LINKS. VIEWING HIGHLY RECOMMENDED //

Located on this popular roadway, a good sized 3 bedroom inner terrace house. The property has gas central heating, pvc double glazing and briefly comprises: Long entrance hall, 2 separate reception rooms, beautiful modern kitchen with integrated appliances. First floor landing: 3 bedrooms and a bathroom. Outside there is an enclosed front garden whilst the rear there is gated off road parking. The property is well placed with access to local amenities including schools etc. plus easy access to the A1 and motorway networks. PRICED TO SELL. VIEWING RECOMMENDED.

ACCOMMODATION

A pvc double glazed entrance door leads into a long entrance hall.

ENTRANCE HALL

To the far end a door leads into the dining room.

DINING ROOM

13'9" x 12'4" (4.19m x 3.76m)

This has a pvc double glazed window to the rear, double panel central heating radiator, coving to the ceiling and a central ceiling light.

LOUNGE

12'6" x 10'6" (3.81m x 3.20m)

This is a front facing reception room, it has a pvc double glazed window to the front, central heating radiator and a central ceiling light.

KITCHEN

13'2" x 6'9" (4.01m x 2.06m)

This is all smartly finished with a range of modern high and low level units finished with a Shaker style cabinet door, contrasting oak surface over. There is a 4-ring ceramic hood with an integrated oven beneath, single drainer stainless steel sink unit with a mixer tap, plumbing for an automatic washing machine and a room for a tall fridge freezer, There is a central heating radiator, a tiled floor covering, 2 x pvc double glazed windows to the rear and side elevations and a pvc double glazed exterior door and a central ceiling light.

FIRST FLOOR LANDING

There is a central ceiling light, an access point into the loft space and doors leading to the bedrooms and bathroom.

BEDROOM 1

13'6" max x 9'1" (4.11m max x 2.77m)

This is a good size double room, it has a pvc double glazed window to the front, central heating radiator and a central ceiling light.

BEDROOM 2

9'6" x 8'0" (2.90m x 2.44m)

This has a pvc double glazed window to the rear, central heating radiator and a central ceiling light.

BEDROOM 3

10'7" x 7'4" (3.23m x 2.24m)

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

HOUSE BATHROOM

This is fitted with a white suite that comprises of a panelled bath with a shower over, wash hand basin inset to vanity unit, low flush wc, waterproof walling to the splashbacks, pvc double glazed window, central heating radiator plus a deep recess cupboard which houses a gas fired combination type boiler which supplies the domestic hot water and central heating systems.

OUTSIDE

To the front of the property there is an enclosed garden area, this has brick and stone wall to the perimeter with timber fencing to the side, mainly lawned with an outlook over a playing field.

REAR GARDEN

There is an enclosed area, this has a drop kerb giving gated off road parking. There is a concrete posts and timber fencing to the perimeters plus there is a useful shed/store.

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 system via a combination type boiler. 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, O2 and Vodafone.

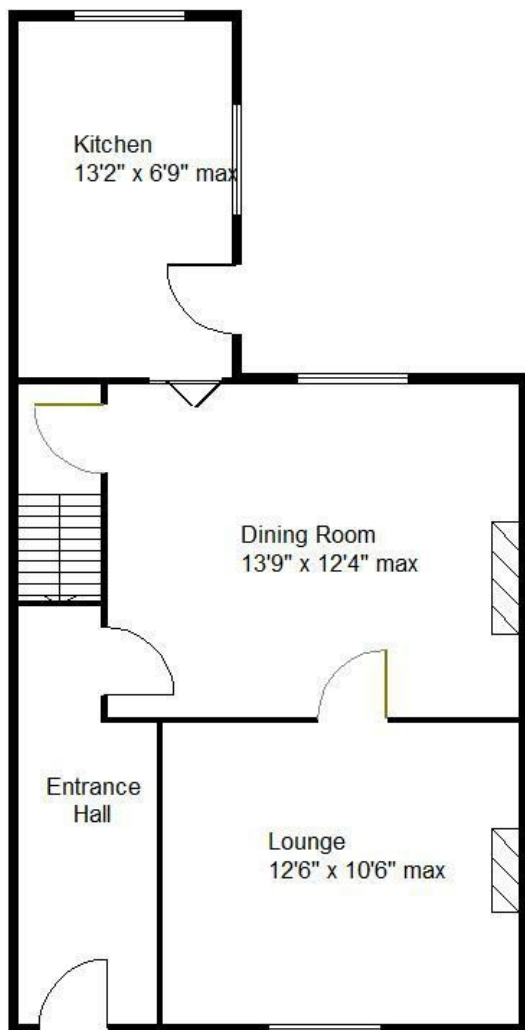
VIEWING - By prior telephone appointment with horton knights estate agents.

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.

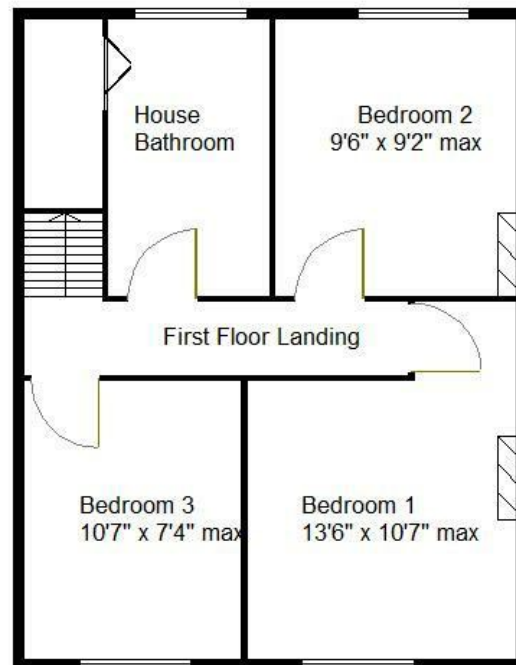
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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

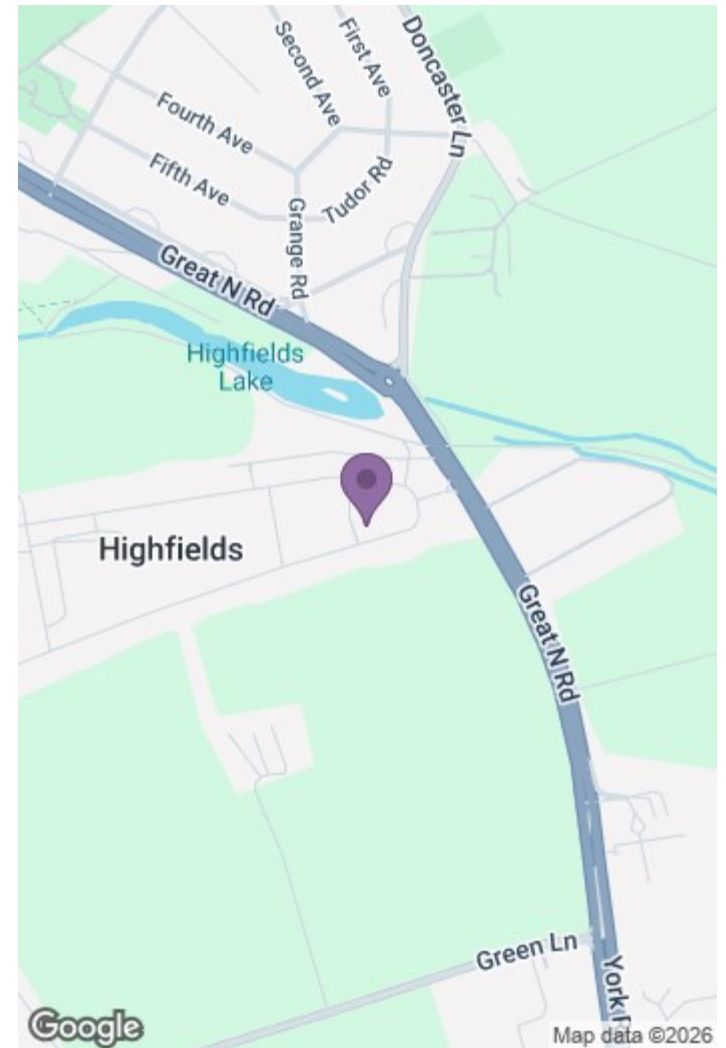
FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	