

# horton knights of doncaster

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31 Littlemoor Lane, Balby, Doncaster, DN4 0LA



\*\*\* GUIDE PRICE £80,000- £90,000 \*\*\*

**2 BEDROOMS/ NO CHAIN/ SOUTH-EASTERLY FACING REAR GARDEN/ GREAT POTENTIAL/ SUIT FTB OR RETIREMENT BUYER/ VIEWING ESSENTIAL.**

Located on this popular roadway, a modern built 2 bedroom town house with a South-Easterly facing rear courtyard style garden. The property offers a great opportunity for a young couple, retirement buyer or indeed an investor. It has a gas radiator central heating system, mid oak coloured pvc double glazing and briefly comprises: Entrance hall which opens into the lounge with stairs off, dining kitchen, landing with an airing cupboard off, 2 bedrooms, both are a good size plus a bathroom. Outside are front and rear courtyard style gardens. Great potential for a city dweller. **NO CHAIN, EARLY VIEWING RECOMMENDED.**

**Guide Price £80,000 - £90,000**



## ACCOMMODATION

A PVC double glazed entrance door with decorative glazed inset leads into a little entrance lobby.

## ENTRANCE LOBBY

This has a fitted carpet, a central ceiling light, coat rail and opens into the lounge.

## LOUNGE

4.27m x 3.66m (14'0" x 12'0")

An attractive room, it has a staircase leading to the first floor accommodation, coving, a PVC double glazed window, a central heating radiator, a central ceiling light and a fitted fireplace. A door from here continues into the kitchen.

## DINING KITCHEN

3.66m x 2.74m (12'0" x 9'0")

This has a range base and wall units, a single drainer stainless steel sink unit, recess for a cooker, a wall mounted gas fired boiler which supplies the domestic hot water and central heating systems. There is a PVC double glazed window, PVC double glazed exterior door, a central heating radiator, vinyl flooring and two ceiling pendant lights.

## FIRST FLOOR LANDING

From here there is an access point into loft space, a tall built in cupboard which houses a hot water cylinder with linen storage and doors to the bedrooms and bathroom.

## BEDROOM 1

3.43m x 2.64m (11'3" x 8'8")

A double bedroom with a PVC double glazed window to the front, a central heating radiator, a central ceiling light and in built wardrobe style cupboard.

## BEDROOM 2

2.82m x 2.03m (9'3" x 6'8")

Has a PVC double glazed window overlooking the rear, a central heating radiator and a central ceiling light.

## BATHROOM

2.82m x 1.52m (9'3" x 5'0")

The bathroom is fitted with a white suite comprising of a panelled bath with shower over, pedestal wash hand basin and low flush w/c. There is a PVC double glazed window, a central heating radiator and a central ceiling light.

## OUTSIDE

To the front of the property there is a small forecourt style garden, with brick walling to the perimeters and a pedestrian gate, plus an integral store.

## REAR GARDEN

To the rear there is an enclosed courtyard garden, this has concrete posts and timber fencing to the perimeters, brick walling and a pedestrian gate at the far end for access to bins etc, there is also a timber shed.

## AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with new styled mid oak coloured PVC double glazing.

HEATING - The property has a gas radiator central heating system installed via a combination type boiler.

COUNCIL TAX - This property is Band A

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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