

horton knights of doncaster

13 Grange Avenue, Balby, Doncaster, DN4 8PJ

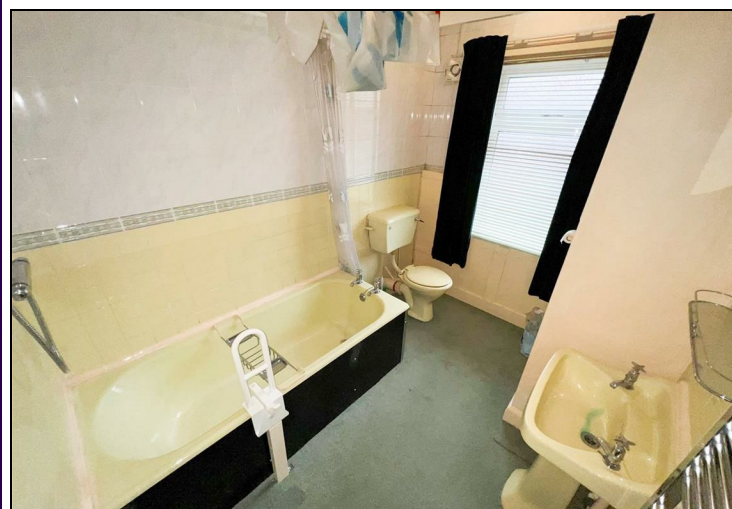
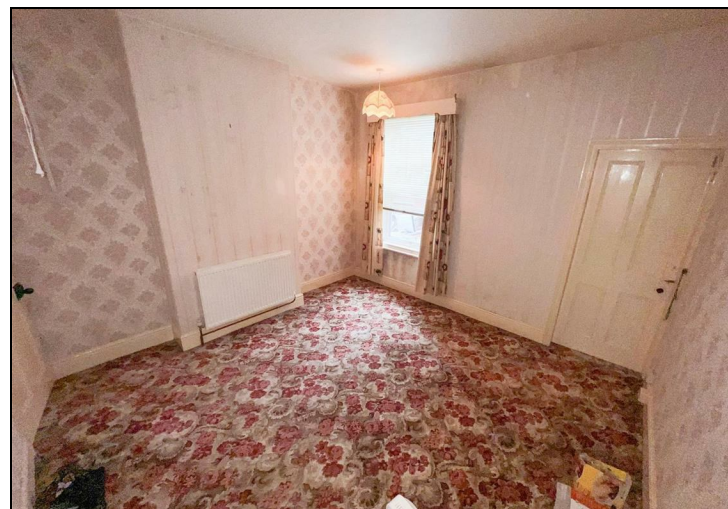
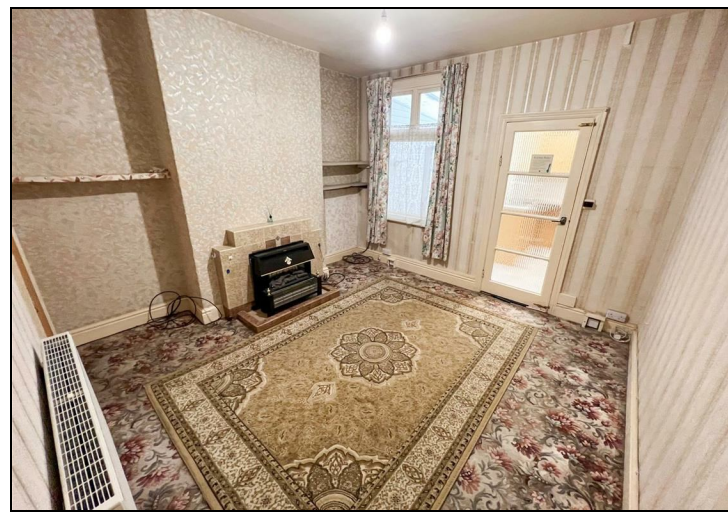


*** GUIDE PRICE £70,000 - £75,000 ***

This well proportioned traditional styled 2 bedroom terraced house sits on this well positioned street in Balby.

The accommodation benefits from double glazing, gas fired central heating and briefly comprises; Entrance hall, lounge, separate dining room, smartly fitted kitchen, rear lobby and outside W/C, first floor landing, two good sized double bedrooms and a bathroom (access via bedroom 2). Outside the property has a useful rear courtyard. Situated where the property is offers great access to local amenities, including bus routes, the city centre and the A1 for potential commuting. The property is offered with early vacant possession and may be of interest to a range of buyers but certainly investors/ first time buyers. Viewing is by appointment only and must be seen to appreciate all it has to offer.

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ACCOMMODATION

There is a PVC double glazed door with stained glass insets and a double glazed fan light above gives access to the entrance hall.

ENTRANCE HALL

With a central heating radiator, original style coving to the ceiling, stairs rising to the first floor accommodation and doors leading off to the ground floor.

LOUNGE

3.48m x 2.69m max (11'5" x 8'10" max)

Situated at the front of the house with a PVC double glazed window, a double panel radiator, once again original style coving, and a decorative tiled fire surround and hearth (the open fire has been boarded up).

DINING ROOM

3.71m max x 3.63m (12'2" max x 11'11")

Extending to the full width of the house, this is a nice sized room with a single glazed window overlooking the rear lobby, an original style ceiling rose, a double panel central heating radiator, a folding door leading down to the cellar, plus a decorative tiled fire surround and hearth.

FITTED KITCHEN

2.77m x 1.96m (9'1" x 6'5")

The kitchen is smartly presented with oak style wall mounted cupboards and base units with a rolled edge marble effect work surface, incorporating a single bowl stainless steel sink with twin drainers. There is an integrated electric oven finished in brushed stainless steel with matching four ring gas hob and an extractor hood above. There is grey wood style laminated flooring, a double glazed window to the side and a door giving access to a lean to lobby area.

LOBBY

The lobby area provides useful storage space and covered access to the outside W/C. It has PVC panelling, a door giving access to the rear and double glazed windows to the rear elevation.

OUTSIDE W/C

Fitted with a low flush W/C with tiling to the splashback areas and an external water tap.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

Doors lead off to the remaining accommodation.

BEDROOM 1

3.71m max x 3.48m (12'2" max x 11'5")

A good sized double bedroom extending to the full width of the house, with a PVC double glazed window to the front, a double panel radiator, coving to the ceiling and an original style cast iron fire surround and inset.

BEDROOM 2

3.71m max x 3.68m (12'2" max x 12'1")

Another nice sized double bedroom, with a PVC double glazed window to the rear, a double panel radiator and a built in over stairs storage cupboard with shelving.

BATHROOM

(Accessed via bedroom 2) Fitted with three piece suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath with a mains plumbed shower. There is full ceramic tiling to the walls, a useful built in storage cupboard which houses the gas central heating boiler and provides useful storage space for linen, plus an extractor fan and a double glazed window to the rear elevation.

COURTYARD GARDEN

To the rear of the property there is an enclosed courtyard with a brick built wall to the boundary and a timber gate giving access to the service lane to the rear.

AGENTS NOTES:

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

DOUBLE GLAZING - The property is fitted with PVC double glazing, where stated.

HEATING - The property has a gas radiator central heating system fitted.

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.

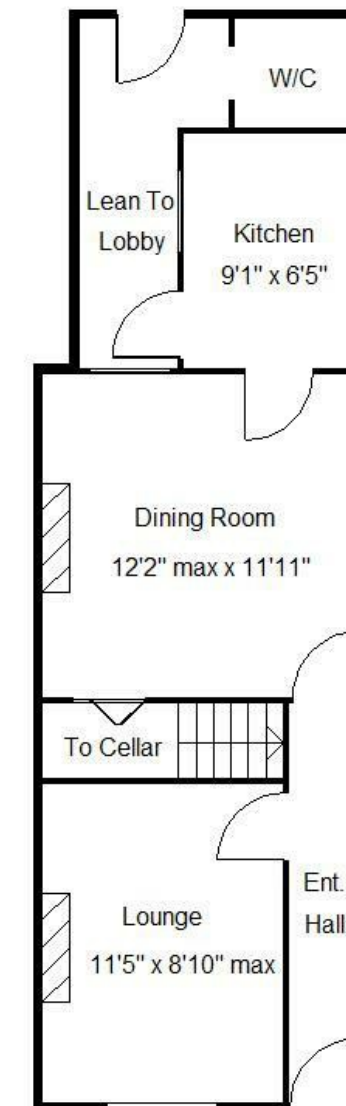
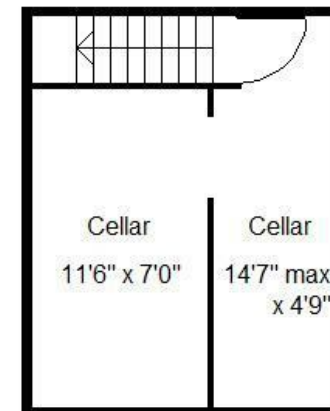
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OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

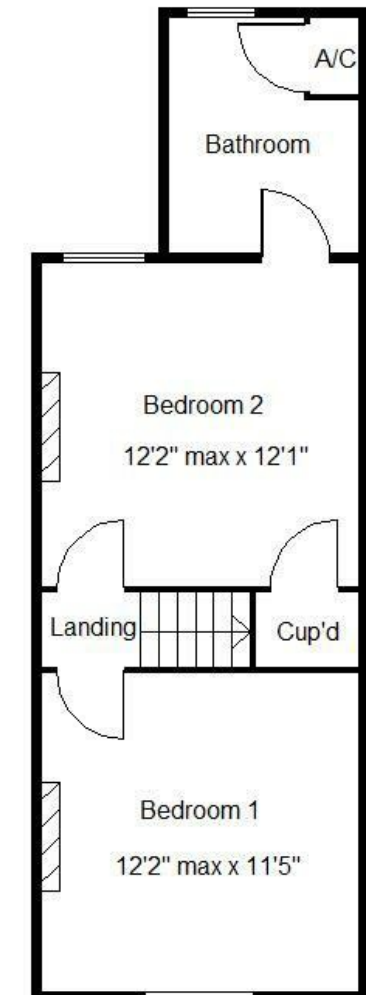
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales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



Ground Floor



First Floor