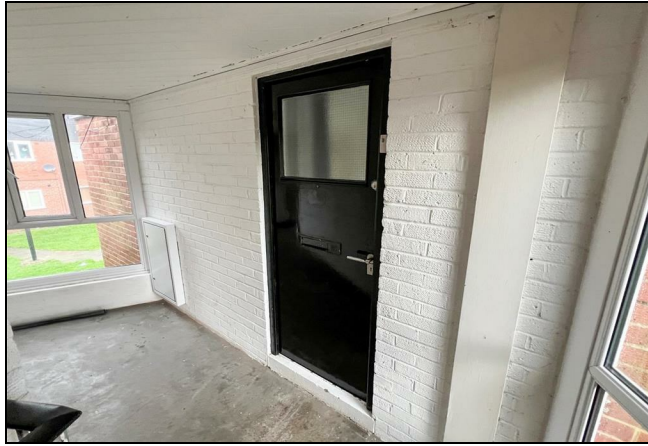


horton knights of doncaster

Flat 35 Galsworthy Close, Balby, Doncaster, DN4 9DD



FIRST FLOOR APARTMENT/ 2 LARGE DOUBLE BEDROOMS/ GREAT ACCESS TO LOCAL AMENITIES/ CHAIN FREE / VIEWING ESSENTIAL

This well proportioned 1/2 bedroom flat benefits from PVC double glazing and gas fired central heating and comprises; communal entrance hall leading to open plan living dining kitchen area, large sitting room/ first bedroom, another large double bedroom and a smart shower room with a three piece white suite. Located where the property is affords it good access to local amenities including local shops and bus routes and Doncaster Town Centre. All in all, this is an excellent first time buyer purchase, Viewing with the agent and it comes with no onward chain so viewing is highly recommended.

Offers Around £60,000

ACCOMMODATION

A communal entrance hall with a telephone entry system in place gives access to an entrance door which leads to then open plan living dining kitchen.

LIVING DINING KITCHEN

4.32m x 3.73m (14'2" x 12'3")

The kitchen area has wall mounted cupboards and base units with a single bowl stainless steel sink unit and tiled splashbacks, there is an integrated four ring ceramic hob with a brushed stainless steel extractor hood above and a brushed stainless steel splashback, plumbing for a washing machine and two PVC double glazed windows to the front. There is also access to the loft space above, a double panel central heating radiator and a wood style vinyl floor covering and a carpeted area.

LOUNGE / BEDROOM 1

4.34m x 2.97m (14'3" x 9'9")

A door from the living dining kitchen opens into the lounge/ first bedroom, this is a lovely large room and was originally designed as a lounge but could be used as a large bedroom if required. It has a PVC double glazed window to the front, a double panel radiator and a wood effect vinyl floor covering.

BEDROOM 2

5.03m x 2.44m (16'6" x 8'0")

This itself is another very large bedroom and has a PVC double glazed window to the rear with a central heating radiator and built in wardrobes providing hanging rails and shelving space.

SHOWER ROOM

2.44m x 1.19m (8'0" x 3'11")

Smartly fitted with a modern style 3 piece white suite comprising of a low flush W/C, a wash hand basin set into a vanity unit and a shower cubicle housing a mains plumbed shower with a folding shower door. There is a built in cupboard which houses a gas combination type boiler and there is halogen spotlighting and a combined extractor fan above the shower unit. Finished with full ceramic tiling to the walls, a wood effect vinyl floor covering and a chrome wall mounted heated towel rail.

OUTSIDE

To the outside, the property has communal gardens which are maintained by the local authority.

AGENTS NOTES:

TENURE - LEASEHOLD. The owner has informed us the property is Leasehold. There are 90 years remaining on the lease. Ground Rent is £10.00 per annum and Service Charge is £360.00

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

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

COUNCIL TAX - This property is Band A.

BROADBAND - Ultrafast broadband is available, with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, Vodafone and 02.

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.

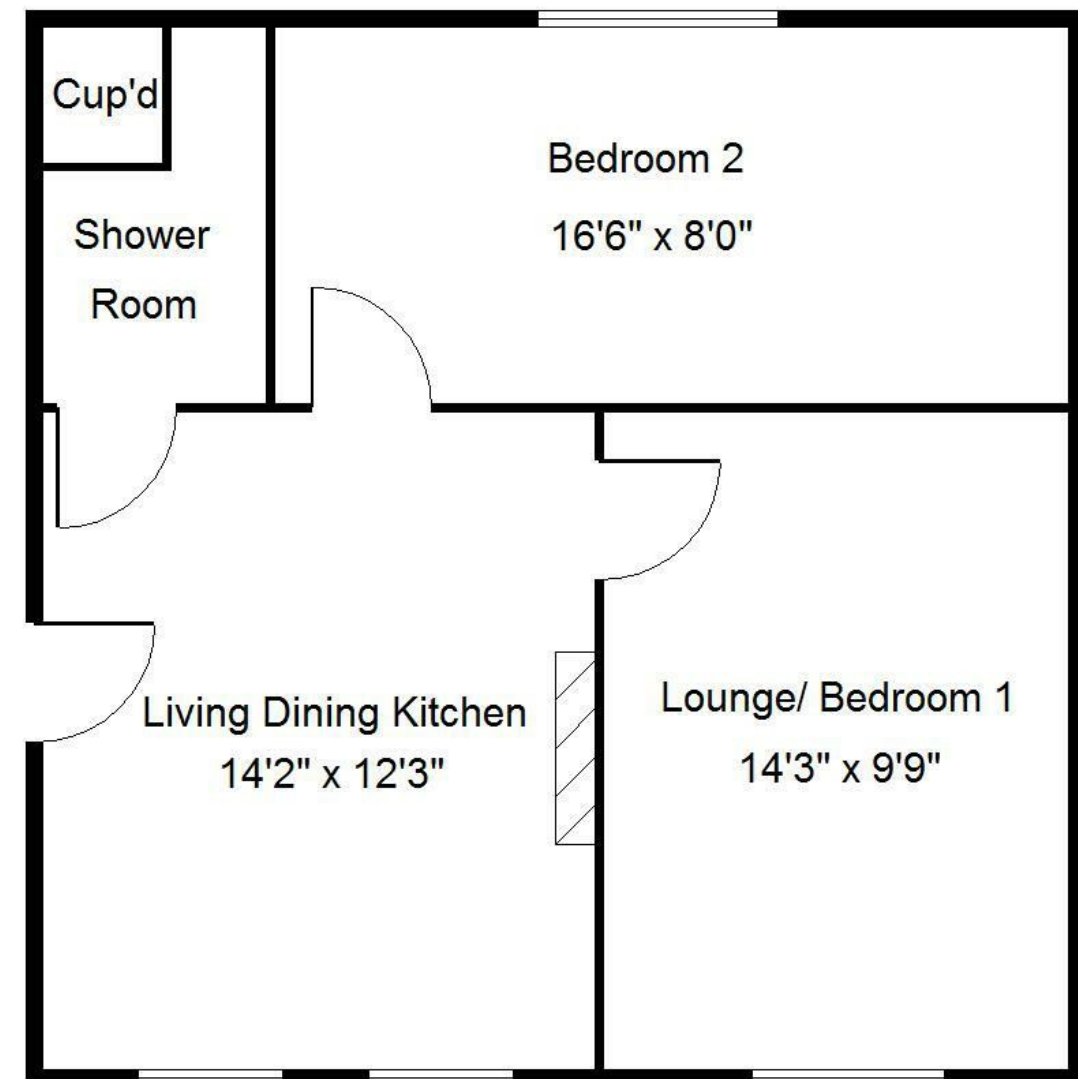
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability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

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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	



First Floor