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horton knights of doncaster



Melford Drive, Balby, Doncaster, DN4 9BQ
Guide Price £150,000

IMMACULATE 2 BEDROOM SEMI DETACHED HOUSE / ATTRACTIVE MORE OPEN REAR ASPECT / LOVELY MODERN FITTED DINING KITCHEN WITH INTEGRATED APPLIANCES / GORGEOUS CONTEMPORARY BATHROOM / SIDE DRIVE & LARGE DETACHED GARAGE / POULAR ESTATE / EARLY VIEWING ESSENTIAL //

This immaculate 2 bedroom semi is ‘ready to move into’ finished with modern fixtures and fittings and a neutral colour palette this house needs to be viewed. It has a gas central heating system via a combination type boiler, pvc double glazing and comprises: Entrance into an open plan lounge with stairs to the first floor, modern fitted kitchen with a host of integrated appliances and double doors onto the rear garden, first floor landing, 2 good sized bedrooms, the main bedroom has modern fitted wardrobes and matching panelling a gorgeous recently remodelled contemporary styled bathroom. Outside are front and rear gardens, a side driveway and a detached garage. Popular estate with access to a good range of amenities, including 24hr Tesco. PRICED TO SELL

ACCOMMODATION

A pvc double glazed entrance door leads into an open plan lounge.

LOUNGE

14'11" x 11'4" (4.55m x 3.45m)

An attractive square shaped room with a pvc double glazed window to the front, a staircase to the first floor with a built in under stairs storage cupboard, central heating radiator and a central ceiling light.

DINING KITCHEN

14'6" x 7'8" (4.42m x 2.34m)

The kitchen is fitted with a range of modern high and low level units finished with a contrasting grey and white cabinet door and a co-ordinating work surface over. There is an inset sink drainer and feature mixer tap, a host of integrated appliances to include a four ring ceramic hob, extractor fan above, an integrated electric oven, microwave and fridge plus a recess for washing machine with plumbing laid on. Spotlights to ceiling, a central heating radiator, a rear facing double glazed window & French doors giving access onto the rear garden.

FIRST FLOOR LANDING

Having a pvc double glazed window to the side, an access point to loft and a useful built in cupboard.

BEDROOM 1

11'3" x 11'2" (3.43m x 3.40m)

A lovely double bedroom with fitted wardrobes built into the recess, finished with co-ordinating panelling to a feature wall, a front facing pvc double glazed window, central heating radiator and a central ceiling light.

BEDROOM 2

10'0" x 7'7" (3.05m x 2.31m)

A comfortable sized second bedroom, it has a PVC double glazed window, a central heating radiator and a ceiling light.

BATHROOM

All smartly finished with a contemporary styled suite which comprises of a panelled bath with a shower over including a shower screen, a wash basin set into a floating vanity cabinet and a low flush wc. It has feature Oak panelling to one wall a tall radiator/ towel rail, pvc double glazed window and inset spotlighting to the ceiling.

OUTSIDE

The property benefits from low maintenance gardens to both front and rear. The front is hard landscaped with gravel and stone pavers. A side driveway provides ample off street parking and access to a large detached sectional garage (approx 20'0 x 10'0 external).

REAR GARDEN

The rear garden is all enclosed with fencing to the perimeters, there is two paved patio and sitting areas, a central lawn, water tap and security light.

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 1000 mbps and upload speeds of up to 1000 mbps.

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

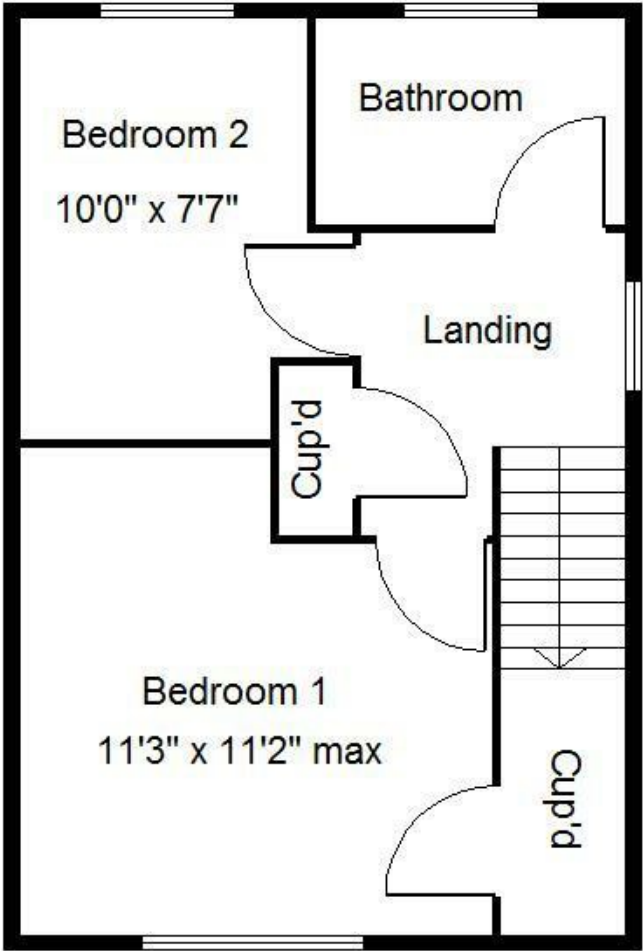
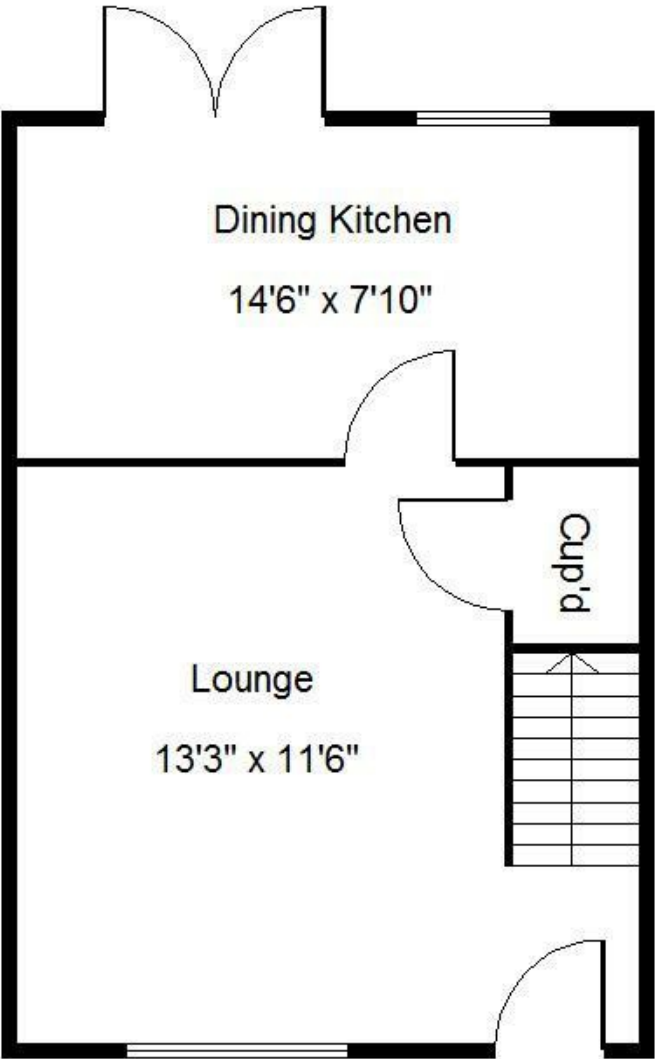
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability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

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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		
England & Wales	EU Directive 2002/91/EC 	

