

# horton knights of doncaster

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57 Regent Street, Balby, Doncaster, DN4 8EJ



**Calling all investors... located on this popular roadway in Balby, a 2 bedroom mid terrace offered with no onward chain.**

An excellent investment opportunity, the property is offered with no onward chain and briefly comprises: Entrance vestibule leading to the entrance hall, open plan lounge/ dining area, kitchen, first floor galleried landing, two double bedrooms and a bathroom. Outside the property has an enclosed rear courtyard and a block built store. Viewing is highly recommended for those looking to invest.

**Offers Over £59,995**



ACCOMMODATION

A timber and glazed entrance door gives access to the entrance vestibule.

ENTRANCE VESTIBULE

This has a further timber and glazed door leading into the entrance hall.

ENTRANCE HALL

With a staircase leading to the first floor, dado rail to the walls, a double panel central heating radiator, coving to the ceiling and a wood style vinyl floor covering.

OPEN PLAN LOUNGE / DINING AREA

3.61m x 3.25m 3.61m x 3.30m (11'10" x 10'8" 11'10" x 10'10")  
With single glazed windows to the front and rear elevations, two single panel central heating radiators and two separate gas fires set into the chimney breasts. There is coving to the ceiling and a door leading to the kitchen.

KITCHEN

2.39m x 2.39m (7'10" x 7'10")  
Fitted with a range of wall mounted cupboards and base units with a single bowl stainless steel sink unit, there is a gas cooker point, plumbing for a washing machine, a tile effect vinyl floor covering, full ceramic tiling to the walls, a wall mounted gas combination type boiler, a single glazed window to the rear, a PVC door to the side and a large walk in understairs storage cupboard.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing.  
With dado rail to the walls, coving to the ceiling and doors leading off to the remaining accommodation.

BEDROOM 1

4.29m x 3.63m (14'1" x 11'11")  
A large double bedroom, there is a single glazed window to the front, a central heating radiator and coving to the ceiling.

BEDROOM 2

3.63m x 2.64m (11'11" x 8'8")  
With a single glazed window to the rear, a central heating radiator, coving to the ceiling and a loft hatch giving access to the loft space.

BATHROOM

Fitted with a low flush W/C, a pedestal wash hand basin and a panelled bath, there is a built in cupboard, a central heating radiator, full ceramic tiling to the walls, a vinyl floor covering, a single glazed window to the rear and access to the roof void above.

REAR COURTYARD

Laid to concrete with brick built wall to the boundary, there is a breeze block built store with a timber personnel door plus an outside W/C, there is also an external water tap attached to the rear elevation of the two storey off shot.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - Single glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler unknown.

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](http://www.hortonknights.co.uk)

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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.

