



horton knights of doncaster

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Bainbridge Road, Balby, Doncaster, DN4 0LE  
Guide Price £120,000



3 BEDROOM MID TERRACED HOUSE / HUGE POTENTIAL FOR INVESTORS / WALKING DISTANCE OF THE CITY CENTRE / NEEDS SOME REFURBISHMENT & RE-DECORATION / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / NO ONWARDS CHAIN //

Located on this central roadway, a good sized 3 bedroom mid terraced house, offering a good amount of scope and potential. It has a gas radiator central heating system via a Worcester boiler, PVC double glazing and briefly comprises: Entrance hall with stairs to the first floor, open plan lounge and dining room, extended kitchen with access to the cellars, first floor landing, three good sized bedrooms and a bathroom. Outside, there is a fore court garden to the front plus a good sized enclosed rear garden. The property does require some rejuvenation/ decoration etc however is the perfect opportunity for investors. No upward chain and priced to sell, therefore viewing is highly recommended.

ACCOMMODATION

A PVC double glazed entrance door gives access into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation with a spindled bannister rail, a coat rail, a central heating radiator, coving to the ceiling, a ceiling light and a doorway leading to an open plan lounge and dining room.

LOUNGE

14'6" into bay x 11'0" (4.42m into bay x 3.35m)

The lounge is a good size, it has a deep PVC double glazed bay window to the front, a central heating radiator, ornate cornicing and picture rail. A broad opening leads through into the dining room.

DINING AREA

13'10" x 10'2" (4.22m x 3.10m)

The dining area has PVC double glazed double opening doors to the far end which open onto the rear garden, there is a central heating radiator, coving to the ceiling and a ceiling light.

EXTENDED KITCHEN

18'10" x 6'6" (5.74m x 1.98m)

The kitchen has been extended over the years and is now a good size. There is a range of base and wall units with a single drainer stainless steel sink unit, a central heating radiator, a PVC double glazed window with an outlook to the rear, a timber casement double glazed door and a door leading down to a double cellar.

FIRST FLOOR LANDING

There is a built in storage cupboard, a ceiling light and doors to the bedrooms and bathroom.

BEDROOM 1

14'6" into bay x 10'2" (4.42m into bay x 3.10m)

A good sized double bedroom, it has a PVC double glazed bay window to the front, coving, picture rail, a central heating radiator and a ceiling light.

BEDROOM 2

13'0" x 10'2" (3.96m x 3.10m)

A good sized second double room, it has a PVC double glazed window to the rear, a ceiling light, a central heating radiator, picture rail and concealed in a cupboard is a combination type boiler which supplies domestic hot water and central heating systems.

BEDROOM 3

8'6" x 6'6" (2.59m x 1.98m)

A comfortable third bedroom, it has a PVC double glazed window to the front, a ceiling light, picture rail and an access point into the loft space.

BATHROOM

Fitted with a white suite comprising of a panelled bath, a wash hand basin and a low flush W/C. There is tiling to the walls, a PVC double glazed window, a ceiling light and a built in storage cupboard.

OUTSIDE

To the front of the property, there is a forecourt style garden, this has brick walling to the perimeters, a pedestrian gate with a pathway, decorative stones and an ornamental magnolia tree.

REAR GARDEN

The rear garden is a good size, this has brick walling and fencing to the perimeters and a pedestrian gate giving access on to the rear lane. The garden is mainly lawned with a paved patio and sitting area.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - Majority 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 1800 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

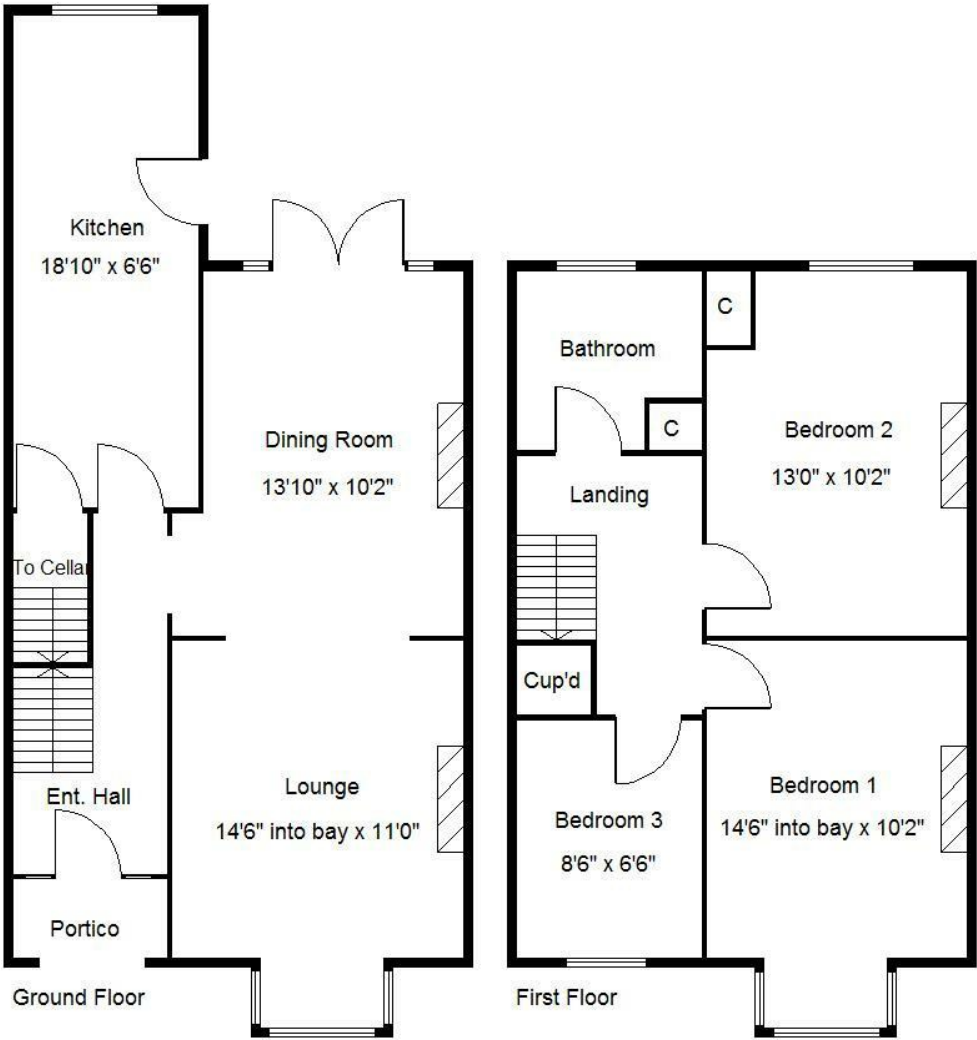
advice from their professional advisors.

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) <b>A</b>                          |                         | <b>87</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |