

horton knights

of doncaster

40 Furnival Road, Balby, Doncaster, DN4 0PH



Located on this popular roadway within Balby, a Victorian style 2 bedroom mid terraced house offered with no onwads chain...

This nicely proportioned 2 bedroom Victorian style terraced house sits on this popular street and offers good sized accommodation with PVC double glazing and gas fired central heating. It briefly comprises: Entrance hall, lounge, separate dining room, kitchen with stairs down to the cellar, first floor landing, 2 large double bedrooms and a good sized shower room. The property if offered with no onwads chain and with good access to local amenities including the City Centre, bus routes, schools and shops, therefore early viewing is highly recommended.

Offers Around £89,995



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		86
(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	



**ACCOMMODATION**

A PVC entrance door with a double glazed fan light above gives access to the entrance hall.

**ENTRANCE HALL**

With a double panel radiator, original style coving, stairs rising to the first floor and a door which opens into the dining area.

**DINING ROOM**

3.76m x 3.35m (12'4" x 11'0")

Having a PVC double glazed window to the rear, a double panel radiator, coving to the ceiling and a wall mounted gas fire plus double sliding doors leading to the lounge.

**LOUNGE**

4.06m into bay x 3.23m (13'4" into bay x 10'7")

Situated at the front of the property, there is a PVC double glazed bay window to the front, original style coving to the ceiling, a central heating radiator and a single glazed window looking through to the entrance hall.

**KITCHEN**

2.82m x 2.08m (9'3" x 6'10")

Fitted with a range of white wall mounted cupboards and base units with a rolled edge work surface incorporating a single bowl stainless steel sink with tiled splashbacks. There is a gas cooker point, plumbing for a washing machine with appliance recesses and space for a fridge freezer, laminate flooring, PVC panelling to the ceiling with halogen spotlights inset, a PVC double glazed window to the rear, a double glazed door giving access to the rear and a further door giving access to stairs leading down to the cellar.

**FIRST FLOOR LANDING**

As previously described, stairs rise from the entrance hall to the first floor landing. A galleried style landing, it has a large built in cupboard and doors leading off to the remaining accommodation.

**BEDROOM 1**

4.27m max x 3.63m (14'0" max x 11'11")

A large double bedroom, extending to the full width of the property, with two PVC 'tilt and turn' style windows to the front, a central heating radiator, coving to the ceiling and a built in cupboard to the right hand alcove of the chimney breast.

**BEDROOM 2**

3.78m x 2.62m (12'5" x 8'7")

Another good sized double room, with a PVC double glazed 'tilt and turn' window to the rear and a central heating radiator.

**SHOWER ROOM**

Fitted with a 3 piece suite comprising of a low flush W/C, a pedestal wash hand basin and a shower cubicle housing a wall mounted electric shower. There is tiling to the shower and splashback areas, a laminate tile effect floor covering, a central heating radiator, PVC panelling to the ceiling, a double glazed window to the rear and a built in airing cupboard which houses the gas combination boiler.

**OUTSIDE**

To the front, the property is straight in from the street, on street parking is available.

**REAR COURTYARD GARDEN**

The rear courtyard is laid with flagstones and gravel, and has a combination of brick built wall and timber fencing to the outer boundary, there is a detached concrete sectional garage and large double timber gates which lead out onto the access lane at the rear. There is an external water tap and an external light attached to the rear elevation of the property.

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

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