

# horton knights of doncaster

8 Douglas Road, Balby, Doncaster, DN4 0UB



**3 BEDROOM SEMI DETACHED HOUSE / GAS CENTRAL HEATING / OPEN PLAN LIVING SPACE / FITTED KITCHEN WITH APPLIANCES / 3 GOOD SIZED BEDROOMS / MODERN BATHROOM / LARGE REAR GARDEN / MOTIVATED SELLER //**

Located in this popular residential area, a good sized 3 bedroom semi detached house with a large rear garden and off road parking. The property offers spacious more open plan living, it has pvc double glazing, and gas central heating via a modern combination type boiler and briefly comprises: Entrance hall with stairs to first floor, separate wc, spacious open plan living space with double doors onto the rear garden, kitchen with integrated appliances, landing, 3 good sized bedrooms and a modern bathroom. Outside are good sized gardens, and a block paved frontage. Well placed with access to the A1/M18 and motorway networks, local shops and schools plus easy access into the City Centre. VIEWING RECOMMENDED.

**Price £145,000**

**ACCOMMODATION**  
JUST LISTED... Further details to follow.

**ENTRANCE HALL**

**SEPARATE WC**

**OPEN PLAN LOUNGE & DINING AREA**  
3.66m x 3.40m (12'0" x 11'2")

**FITTED KITCHEN**  
5.59m x 3.61m max (18'4" x 11'10" max)

**FIRST FLOOR LANDING**

**BEDROOM 1**  
3.53m x 2.92m (11'7" x 9'7")

**BEDROOM 2**  
3.30m x 2.84m (10'10" x 9'4")

**BEDROOM 3**  
2.59m x 2.54m (8'6" x 8'4")

**BATHROOM**

**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...

COUNCIL TAX - Band .....

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

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

VIEWING - By prior telephone appointment with horton knights estate agents.

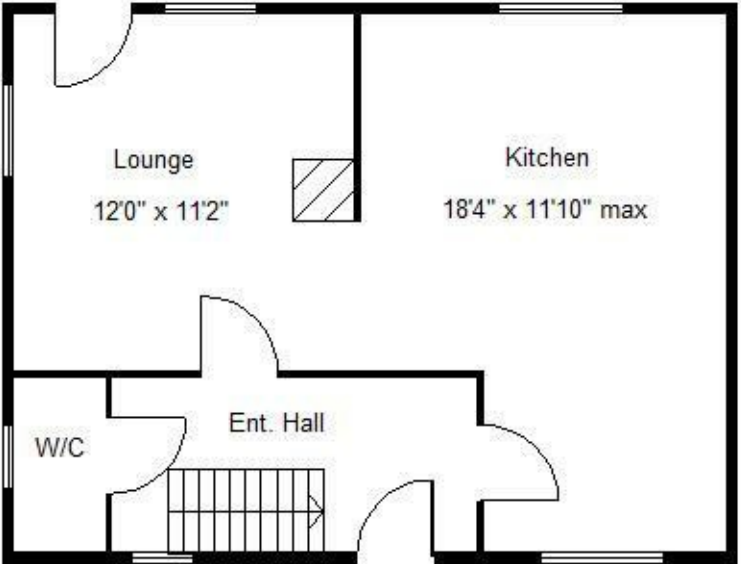
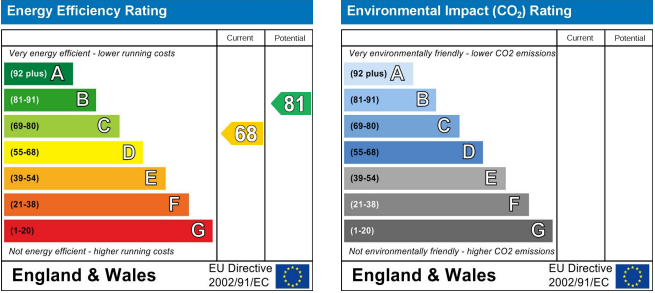
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

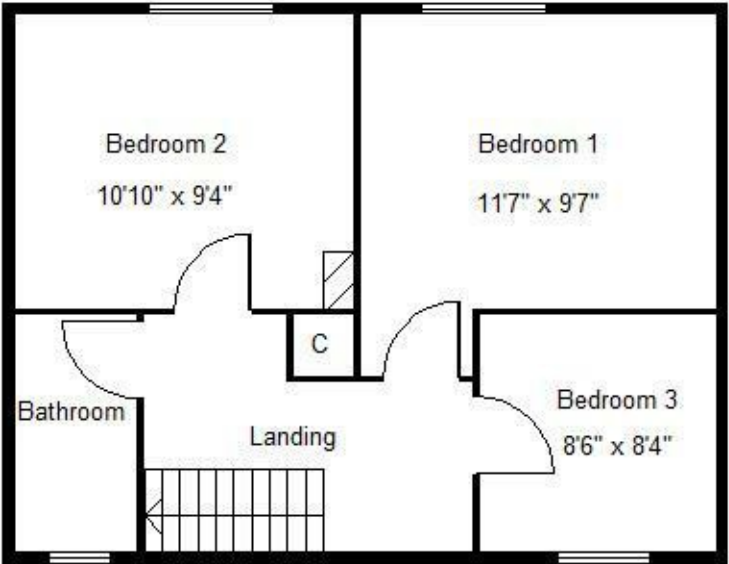
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

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.



Ground Floor



First Floor