

sales
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of doncaster



Balby Road, Doncaster £90,000

51 Balby Road, Balby, Doncaster, DN4 0RD

BEAUTIFUL PERIOD TERRACED HOUSE / LAID OUT OVER THREE FLOORS / 4 BEDROOMS / 2 LARGE RECEPTION ROOMS / SPACIOUS LIVING ACCOMMODATION THROUGHOUT / GARAGE TO REAR / PERFECT FOR SPECULATORS, INVESTORS ETC. / NO CHAIN //

Located on this established roadway, an attractive period style terraced house in need of some cosmetic refurbishment and upgrading, however offers huge potential. The property has a gas central heating system, PVC double glazing to many windows and briefly comprises: Large entrance hall with stairs to the first floor, two separate reception rooms, kitchen, utility room and a ground floor WC. First floor landing, two bedrooms and a bathroom. On the upper floor there are two further double bedrooms and a office/nursery type room. Rear courtyard style garden, needs work, large garage with vehicular access via Queen Street. Well placed with access to Doncaster City Centre and local amenities. VIEWING RECOMMENDED.

ACCOMMODATION

A double glazed entrance door with period fan light over leads into a large entrance hall.

ENTRANCE HALL

A long hallway with a staircase off to the left hand side which gives access to the first floor accommodation. There is a deep understairs storage area which also gives access to the cellar.

RECEPTION ROOM 1

14'4" x 13'6" (4.37m x 4.11m)

A front facing reception room with a deep PVC double glazed bay window to the front, ornate cornicing, central heating radiator, fireplace with gas fire inset and a ceiling light.

RECEPTION ROOM 2

13'6" x 12'9" (4.11m x 3.89m)

A good sized second room, it has a PVC double glazed window to the rear, central heating radiator, boarded floor, fireplace, ornate cornicing and a ceiling light.

KITCHEN

12'0" x 11'0" (3.66m x 3.35m)

A range of base and wall units, five ring gas hob, electric oven, wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems (not tested), central heating radiator, tiled floor and a ceiling light.

UTILITY ROOM

15'0" x 5'6" (4.57m x 1.68m)

This has a timber casement window to the side, aluminium framed double glazed door, shelved unit, ceiling light and a door to ground floor W/C.

GROUND FLOOR W/C

5'6" x 2'9" (1.68m x 0.84m)

This contains a wc with a high flush cistern, timber casement window, ceiling light.

STAGE LANDING

Leads to first floor landing.

FIRST FLOOR LANDING

This has a timber casement arched window to the side.

BEDROOM 1

14'4" x 13'6" (4.37m x 4.11m)

A large double bedroom, it has a PVC double glazed bay window to the front, ornate cornicing, central heating radiator and a ceiling light.

BEDROOM 4

13'0" x 6'8" (3.96m x 2.03m)

This has a PVC double glazed window to the rear, central heating radiator and a ceiling light.

HOUSE BATHROOM

12'8" x 6'4" (3.86m x 1.93m)

This comprises of a corner bath, twin wash hand basins, low flush W/C, corner shower, PVC double glazed window, towel rail/radiator and a ceiling light.

OPEN LANDING TO BOX ROOM/ OFFICE

6'4" x 6'2" (1.93m x 1.88m)

Top floor landing opens into a box room which could easily be used as a computer room/office or similar, timber casement window to the side, boarded floor, wall light.

BEDROOM 2

13'0" x 13'6" (3.96m x 4.11m)
A large double bedroom with a sloping ceiling, it has a timber casement arched window to the front, ceiling light and inbuilt cupboards to the chimney recess.

BEDROOM 3

13'6" x 12'9" (4.11m x 3.89m)
Again a large double sized room with a sloping ceiling line, it has a PVC double glazed window to the rear, central heating radiator and a ceiling light.

OUTSIDE

To the front of the property there is a side path which gives access to the front door.

REAR

Outside to the rear of the property is a long garden with footpath down to the rear which gives access onto the rear of Queen Street whereby there is access to a larger than average garage which provides off road parking.

AGENTS NOTES:
TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

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

COUNCIL TAX - Band A

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	







