

# horton knights of doncaster

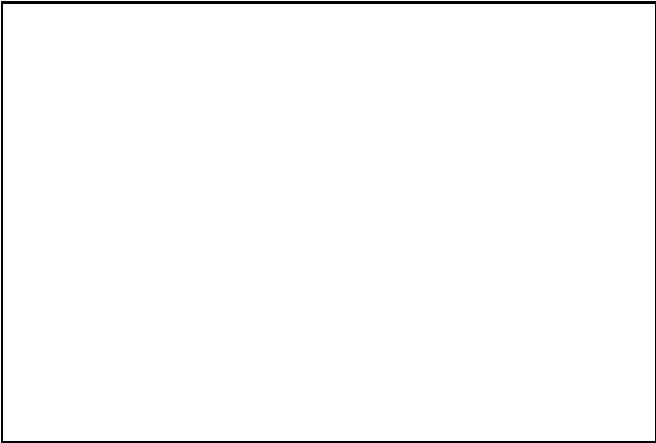
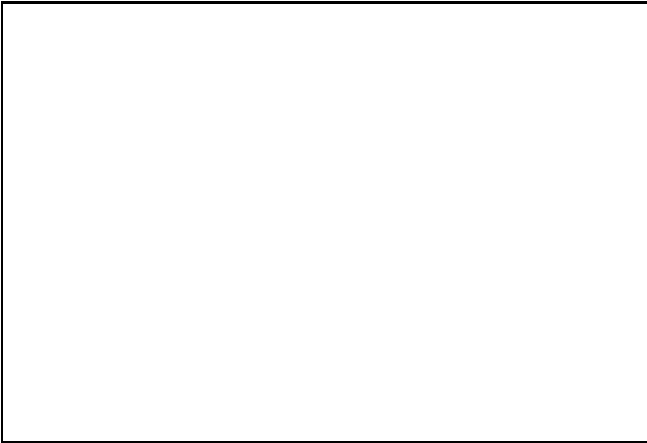
26 Hanbury Close, Balby, Doncaster, South Yorkshire, DN4 9AW



**UNFURNISHED: AVAILABLE IMMEDIATELY** - This lovely detached bungalow enjoys a delightful position on this peaceful cul-de-sac close to all amenities including schools, shops and M18. All in all a lovely property that is available to let immediately.

This is a very smartly presented detached bungalow which sits in this lovely peaceful cul-de-sac position and has gas fired central heating and pvc double glazing and comprises; Entrance hall, large lounge/dining room, fitted kitchen, 2 double bedrooms and a bathroom with a white suite. Outside the property has a front garden, large driveway providing off street parking for several vehicles, a garage and an enclosed rear garden. The location of the property is also beneficial given its proximity to local amenities including schools, shops and the M18. All in all a lovely property that is available to let immediately.

**£935 PCM**





ACCOMMODATION

A pvc double glazed entrance door gives access to;

ENTRANCE HALL

This has a central heating radiator, newly fitted wood style vinyl floor covering, access to the loft space, a useful built-in storage cupboard and doors leading off to the remaining accommodation.

LOUNGE/DINING ROOM

6.35m x 3.61m (20'10" x 11'10")

This is a lovely size room and has a pvc double glazed window to the front and side elevations, two large central heating radiators and a decorative fire surround incorporating a marble style inset and hearth with a living flame gas fire.

KITCHEN

3.89m x 2.97m (12'9" x 9'9")

The kitchen is fitted with a range of wall mounted cupboards and base units with a marble style rolled edged work surface incorporating a single bowl stainless steel sink with tiled splashbacks. There is an integrated electric fan assisted oven which is newly fitted with a ceramic hob and brushed stainless steel and glass extractor hood, appliance recesses, central heating radiator and again, double glazed windows to the front and side elevations and a pvc double glazed door to the side plus a useful built-in pantry style cupboard.

BEDROOM 1

3.99m max x 3.28m (13'1" max x 10'9")

This is a good size double room with a pvc double glazed window to the rear and a central heating radiator.

BEDROOM 2

3.30m x 3.18m (10'10" x 10'5")

Another good size double room with a pvc double glazed window to the rear and a central heating radiator.

HOUSE BATHROOM

The bathroom is smartly presented with a 3 piece white suite comprising low flush wc, pedestal wash hand basin and panelled bath with a mains plumbed shower. There is tiling to the bathing and splashback areas with a central heating radiator, tiled effect vinyl floor covering, pvc panelled ceiling and double glazed window to the side elevation.

OUTSIDE

To the front of the property there is an enclosed garden with a shaped lawn with a brick built wall and hedging to the front boundary. There is a block paved driveway providing off street parking for several vehicles.

GARAGE

The garage is detached from the property and is of concrete sectional construction with double timber doors to the front.

REAR GARDEN

The rear garden is nicely enclosed and has a shaped lawn with concrete posts and timber fencing and mesh fencing to the boundary.

LETTINGS AGENTS NOTES

Note to Tenants - An Administration Fee of £75 + VAT per adult applicant is payable to apply for this property. Following the initial application other fees may become payable. Please contact the agent for further details.

Council Tax Band C

VIEWING By prior telephone appointment with horton knights estate agents on Doncaster 01302 760322.

OPENING HOURS Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

