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horton knights of doncaster



Belvedere, Balby, Doncaster, DN4 9DU
Asking Price £150,000

REDESIGNED, REFURBISHED & READY TO GO / 3 BEDROOM SEMI DETACHED HOUSE / LARGE OPEN PLAN LIVING, DINING, KITCHEN / 3 GOOD SIZED BEDROOMS / MODERN BATHROOM / OFF ROAD PARKING TO THE FRONT / EARLY VIEWING RECOMMENDED //

The owners have carried out an extensive refurb, including the redesign of the rear to create a large open plan living/ dining/ kitchen which opens onto the rear garden, it has a gas central heating system via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall, separate lounge, large open plan living dining kitchen and a ground floor wc. On the first floor there are 3 good sized bedrooms and a modern white bathroom with a shower. Outside are front and rear gardens, the front offers of road parking. Nice cul-de-sac location close to amenities, including schools, and easy access to the City Centre and the A1 and motorway networks.

ACCOMMODATION

A composite type double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation with a newly fitted carpet, central heating radiator, ceiling light, smoke alarm and door into lounge.

LOUNGE

17'0" max x 12'0" max (5.18m max x 3.66m max)

An attractive front facing reception room, it has a feature stone fireplace, a pvc double glazed window, central heating radiator, modern laminate flooring, a ceiling light and door into a now large open plan living/ dining/ kitchen.

OPEN PLAN LIVING/ DINING/ KITCHEN

20'2" max x 19'10" max

This is fitted with a range of white fronted units with an oak block work surface over, it has a single drainer stainless steel sink unit with mixer tap, integrated oven, ceramic hob and extractor hood. There is a recess and plumbing for a washing machine and tumble drier alongside, 2 central heating radiators, pvc double glazing which gives an outlook into the property's rear garden and 2 pvc double glazed doors. 3 ceiling light points a door to an understairs storage cupboard and a second door gives access to a ground floor wc.

GROUND FLOOR WC

This is fitted with a low flush wc, and a matching wash hand basin, central heating radiator, laminate flooring and a pvc double glazed window.

FIRST FLOOR LANDING

This has a pvc double glazed window to the side, an access point into the loft space, ceiling light and a smoke alarm.

BEDROOM 1

12'1" max x 11'6" max (3.68m max x 3.51m max)

A good sized double bedroom it has a pvc double glazed window to the rear, a central heating radiator, central ceiling light and a feature style fireplace set into an exposed brick fireplace.

BEDROOM 2

11'4" max x 9'6" max (3.45m max x 2.90m max)

A second double bedroom it has a pvc double glazed window to the front, central heating radiator and an exposed brick fireplace with ornate fire inset.

BEDROOM 3

8'10" x 8'3" (2.69m x 2.51m)

A very good size third bedroom as evidenced by the room measurements, there is a pvc double glazed window which gives an outlook into the rear garden, central heating radiator and ceiling light.

HOUSE BATHROOM

This is fitted with a modern white suite which comprises of a panelled bath, a pedestal wash hand basin and a low flush wc. There is tiling to the bathing areas and splashbacks, extractor fan, vinyl flooring and inset spot lighting to the ceiling.

OUTSIDE

To the front of the property a dropped curb gives access to a driveway which provides car standing, there is privet edging and fencing to the perimeters.

REAR GARDEN

This is enclosed with fencing and walling to the perimeters and is currently in the process of being tidied for the onward purchaser.

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 via combination type boiler. Age of boiler TBC.

COUNCIL TAX - Band A.

BROADBAND - Full-fibre broadband is available with download speeds of up to 1,600 mbps and upload speeds of up to 115 mbps.

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

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

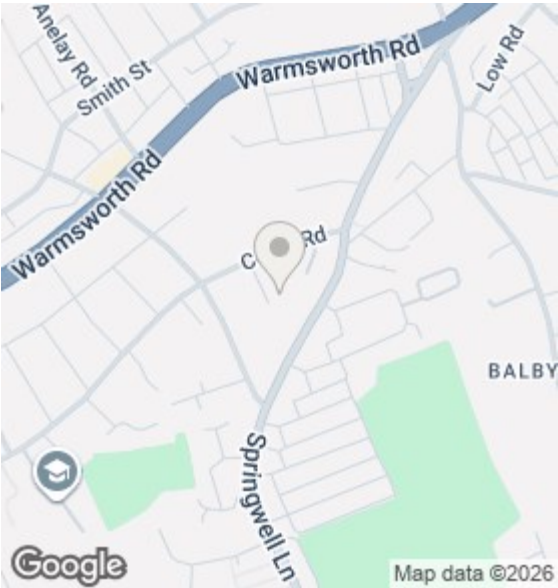
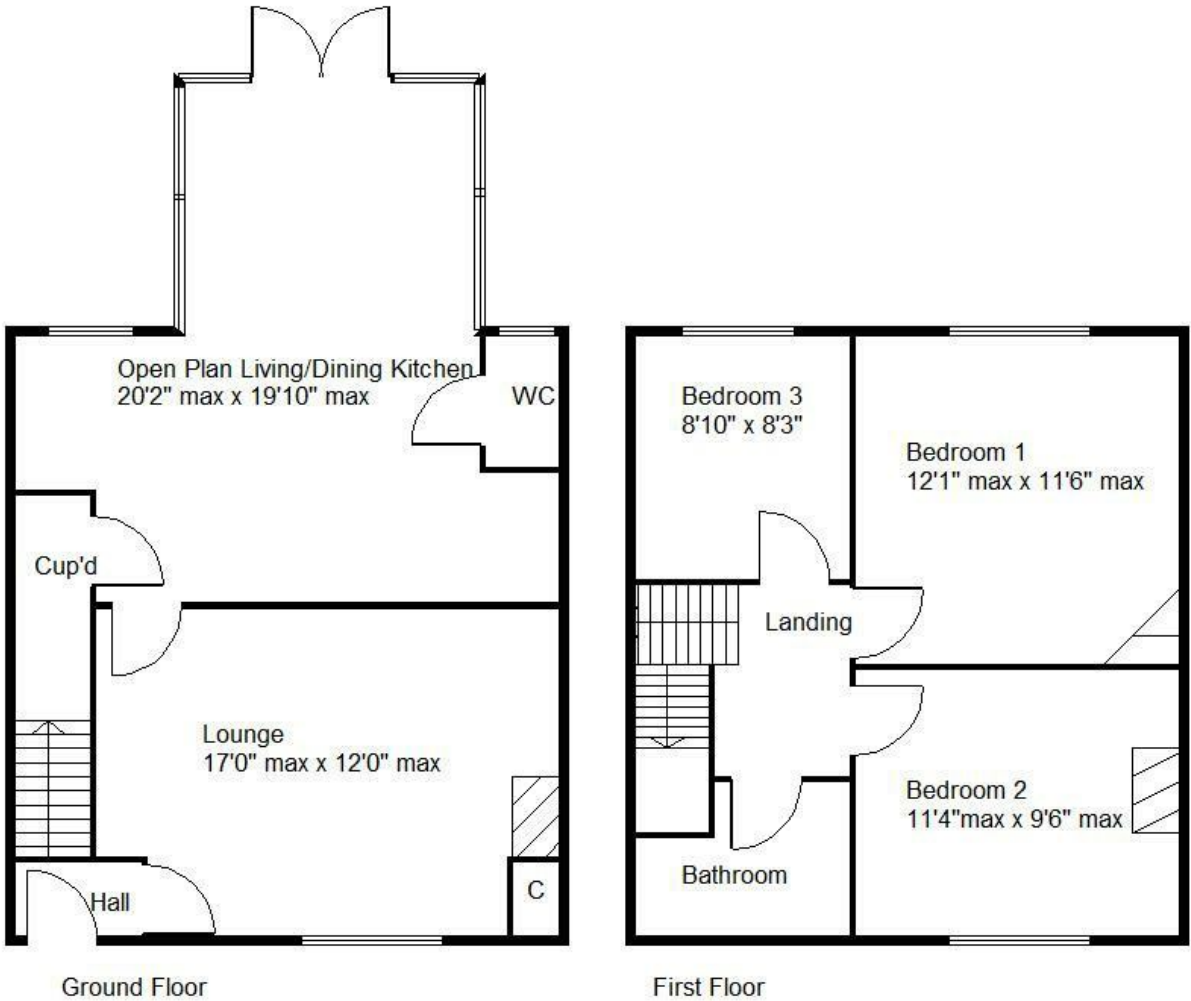
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

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.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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