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horton knights of doncaster



Bude Road, Balby, Doncaster, DN4 8BW
Guide Price £100,000 - £110,00

IN NEED OF GENERAL MODERNISATION / 3 BEDROOM SEMI-DETACHED HOUSE / GCH VIA A COMBI BOILER / PVC DOUBLE GLAZING / IDEAL PROJECT FOR INVESTOR OR SPECULATOR / NO CHAIN / EARLY VIEWING ESSENTIAL //

Located on this central roadway within Balby, a traditional style bay fronted 3 bedroom semi-detached house. The property offers huge potential, it does require upgrading although certain works have been carried out. It briefly comprises of an open plan lounge, kitchen, utility and ground floor wc. On the first floor there are 3 bedrooms and a shower room. Outside are the front and rear gardens and on street parking. The property is close to the City Centre, there is no upward chain. **EARLY VIEWING RECOMMENDED.**

ACCOMMODATION

A pvc double glazed entrance door leads into the property's lounge.

LOUNGE

16'3" max x 13'3" max (4.95m max x 4.04m max)

This has a pvc double glazed bay window to the front and a further pvc double glazed window to the side. There are two double panel central heating radiators, a stone fireplace (unused), two ceiling light points and door to the understairs storage cupboard. The cupboard has a pvc double glazed window.

KITCHEN

10'3" x 10'1" (3.12m x 3.07m)

A range of base and wall units with a work surface, there is a four ring gas hob with an extractor hood, integrated oven, pvc double glazed window, central heating radiator, ceiling light and a smoke and heat alarm.

UTILITY ROOM

This has a base unit, plumbing for a washing machine, wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems, pvc double glazed exterior door and a door to the ground floor wc.

GROUND FLOOR WC

There is a pvc double glazed window, ceiling light and a low flush wc.

FIRST FLOOR LANDING

PVC double glazed window to the side, access point into the loft space with doors to the bedrooms and shower room.

BEDROOM 1

13'4" max x 10'1" max (4.06m max x 3.07m max)

The bedroom has a pvc double glazed bay window to the front, central heating radiator, wardrobes and a ceiling light.

BEDROOM 2

11'0" max x 10'6" max (3.35m max x 3.20m max)

This has a pvc double glazed window with an outlook into the rear garden, central heating radiator, built-in cupboard and a ceiling light.

BEDROOM 3

7'4" x 6'0" (2.24m x 1.83m)

This bedroom has a pvc double glazed window to the front, central heating radiator and a ceiling light.

SHOWER ROOM

The shower room comprises of walk-in shower enclosure, low flush wc, wash hand basin, central heating radiator, pvc double glazed window and a ceiling light.

OUTSIDE

To the front there is a garden area with fencing and wall to the front, in need of some general maintenance.

REAR GARDEN

The rear garden is enclosed, it has concrete posts and timber fencing to the perimeters, part lawned again, in need of some general maintenance.

AGENTS NOTES:

TENURE - FREEHOLD (TBC)

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating system via a combination type boiler. Boiler, date of manufacture approx. 2017 to be confirmed.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 and Vodafone.

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

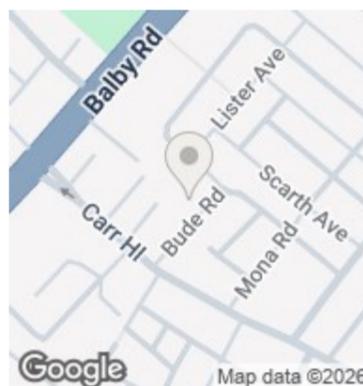
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

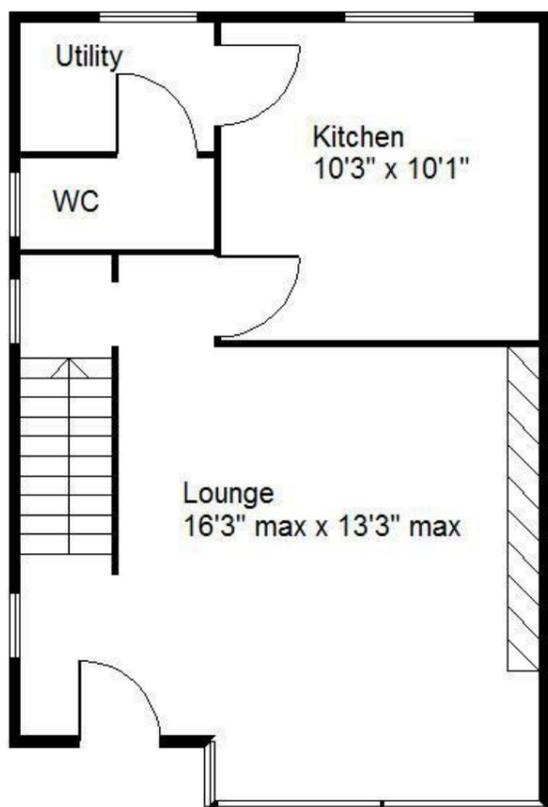
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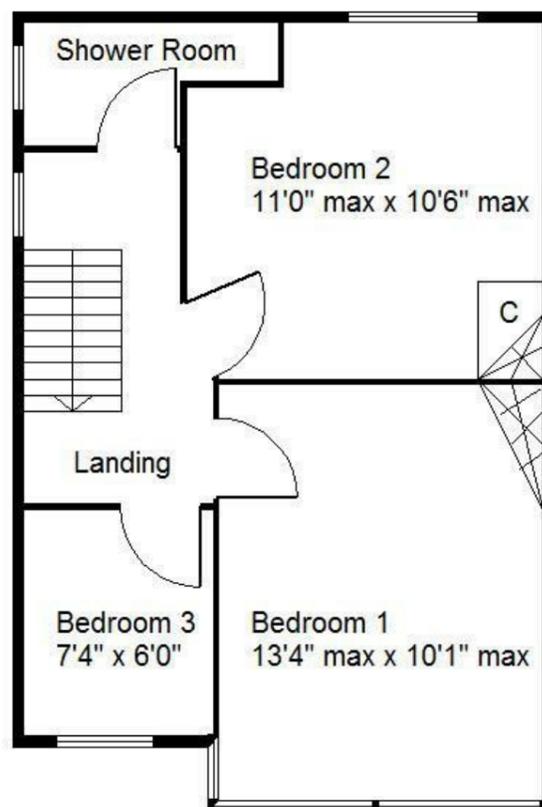
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive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



Ground Floor



First Floor