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6 Woodfield Road, Balby, Doncaster, DN4 8EW

Asking Price £84,995

A SMARTLY PRESENTED 2 BEDROOM TERRACED HOUSE / MODERN CENTRAL HEATING VIA A COMBINATION TYPE BOILER / PVC DOUBLE GLAZING / MODERN KITCHEN WITH INTEGRATED APPLIANCES / FIRST FLOOR BATHROOM / ENCLOSED REAR COURTYARD GARDEN / READY TO MOVE INTO / EARLY VIEWING ESSENTIAL //

Offering 'ready to move into living', a smartly refurbished and decorated 2 bedroom terraced house which has a modern gas central heating via a combination type boiler, pvc double glazing and briefly comprises: Long entrance hall with stairs to the first floor, modern fitted kitchen and a good sized rear facing living room. On the first floor there are 2 bedrooms and a bathroom with shower. Outside there is street parking to the front and an enclosed rear garden with the benefit of a wc as well. It is close to amenities within Balby plus there's good access to the city centre. NO UPWARD CHAIN. EARLY VIEWING ESSENTIAL.

ACCOMMODATION

A pvc double glazed entrance door with a fan light over leads into a long entrance hall.

ENTRANCE HALL

This has a timber effect vinyl floor covering, inset spotlighting to the ceiling and a fire doors which leads through into;

REAR FACING LOUNGE

12'6" x 12'2" (3.81m x 3.71m)

This is a good sized room, it has a broad pvc double glazed window to the rear, a further pvc double glazed door giving access into the rear courtyard garden. There is a timber effect vinyl floor covering and a ceiling light.

FITTED KITCHEN

12'6" x 7'10" (3.81m x 2.39m)

The kitchen has a range of base and wall units with a work surface over including a tiled splashback, there is a 4-ring ceramic hob, integrated oven and an extractor hood. There is plumbing for an automatic washing machine, pvc double glazed window to the front, a continuation of the timber effect vinyl flooring, inset spotlighting to the ceiling, smoke alarm and a door which gives access to a cellar top and steps which lead down the cellar, with light laid on.

FIRST FLOOR LANDING

This has a vinyl floor covering and a doors to the bedrooms and shower room.

BEDROOM 1

12'3" x 12'1" (3.73m x 3.68m)

This is a large double bedroom, it has a pvc double glazed window to the rear, inset spotlighting, timber effect vinyl flooring, a built-in display cupboard and a

further built-in cupboard which houses a wall mounted gas fired combination type boiler which supplies the central heating and hot water systems.

BEDROOM 2

12'4" x 7'0" (3.76m x 2.13m)

A good sized second bedroom, it has a pvc double glazed window to the front, timber effect vinyl flooring and an internal door which gives access to the bathroom, this can also be accessed separately from the landing.

BATHROOM

This comprises of a panelled bath with a shower screen and a mixer shower over, pedestal wash hand basin and a low flush wc. There is tiling to the 4 walls, matching floor tiles, a pvc double glazed window, inset spotlighting to the ceiling and an extractor fan.

OUTSIDE

To the rear of the property there is an enclosed rear garden, this has timber fencing to the perimeters, a separate pedestrian gate and access to a:

GROUND FLOOR EXTERNAL WC

This is fitted with a modern 2-piece white suite comprising of a low flush wc, wash hand basin, fully tiled with a chrome towel rail/radiator.

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 system via a

combination type boiler. Age of boiler TBC.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 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.

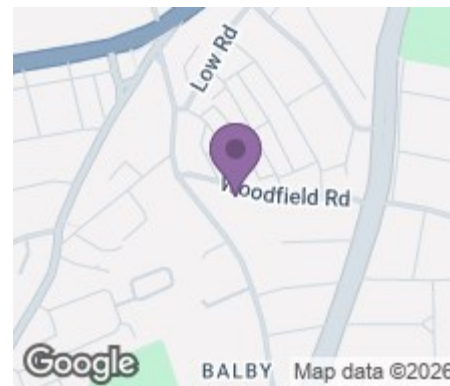
OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday
www.hortonknights.co.uk

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 97 </div>
(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

