

# horton knights of doncaster

15 Melford Drive, Balby, Doncaster, DN4 9AT



**JUST LISTED..... A LOVELY 3 BEDROOM SEMI DETACHED HOUSE / STYLISH INTERIOR / MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES / MODERN CONTEMPORARY STYLED BATHROOM WITH SHOWER / LANDSCAPED REAR GARDEN / AMPLE PARKING TO THE FRONT / VERY POPULAR LOCATION / EARLY VIEWING ESSENTIAL //**

A perfect starter home and priced to sell, a lovely 3 bedroom semi detached house. It has pvc double glazing and briefly comprises: Entrance hall, open plan lounge and dining room, modern fitted kitchen with integrated cooking appliances, first floor landing, 3 bedrooms and a modern contemporary bathroom. Outside the front offers ample parking for 2 cars side by side, and a lovely enclosed rear garden landscaped with a porcelain tiled patio and artificial lawn....that means low maintenance !!!! Very popular estate with good access to local schools, shops, supermarkets and the A1 making it perfect for commuters. **EARLY VIEWING IS ESSENTIAL.**

**Offers Around £180,000**

## ACCOMMODATION

### OPEN PLAN LOUNGE & DINING ROOM

8.13m x 3.66m narrowing to 2.13m (26'8" x 12'0 narrowing to 7'0")

### FITTED KITCHEN

3.23m x 2.31m (10'7" x 7'7")

### FIRST FLOOR LANDING

### BEDROOM 1

4.06m x 2.67m (13'4" x 8'9")

### BEDROOM 2

3.96m x 2.67m (13'0" x 8'9")

### BEDROOM 3

2.90m x 1.83m (9'6" x 6'0")

### CONTEMPORARY BATHROOM

### OUTSIDE

### REAR GARDEN

### AGENTS NOTES:

TENURE - FREEHOLD

SERVICES - All mains services are connected.

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

HEATING - Independent background heaters.

COUNCIL TAX - Band B

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.

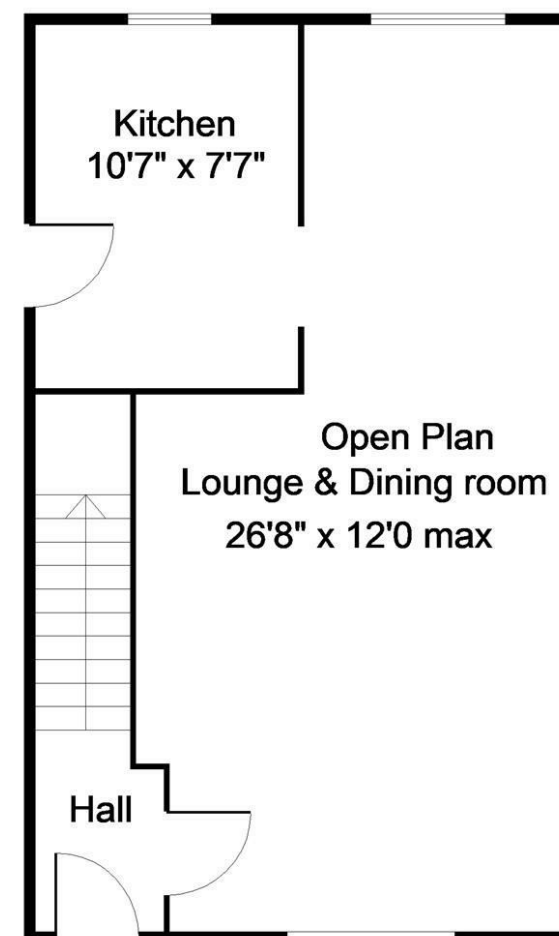
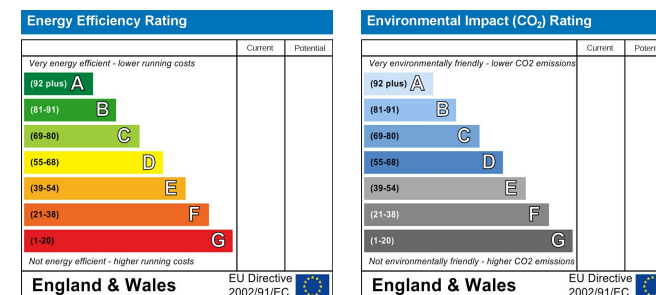
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

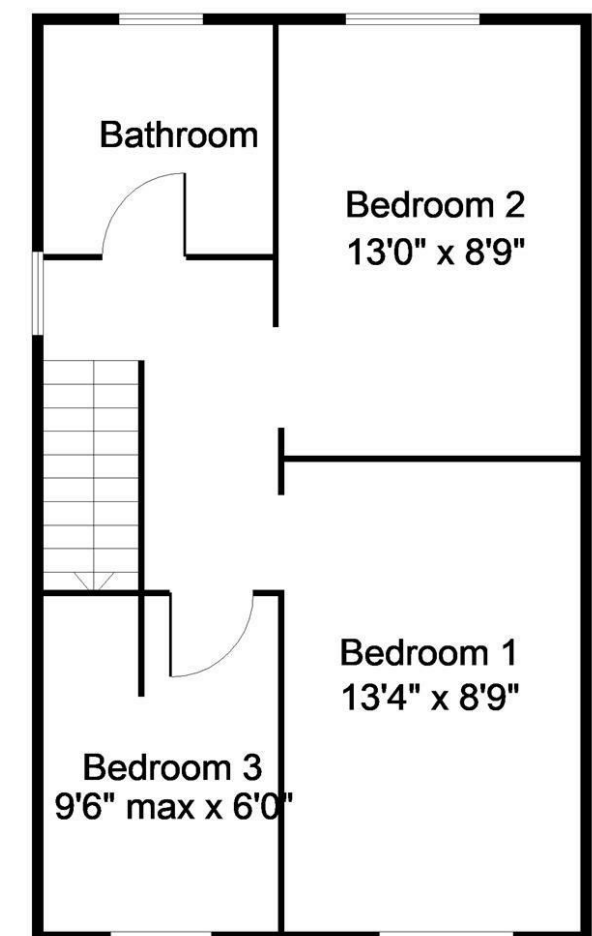
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

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.



Ground Floor



First Floor