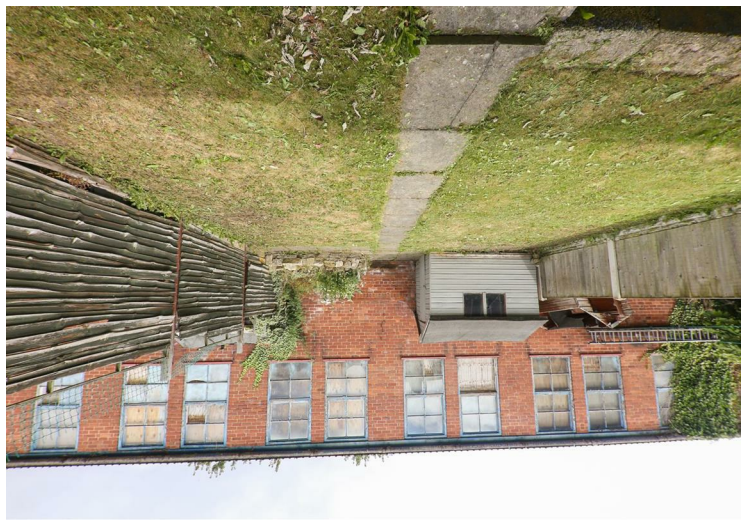









horton knights of doncaster

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Bude Road, Balby, Doncaster, DN4 8BW

Offers Over £115,000

A TRADITIONAL STYLED BAY FRONTED 3 BEDROOM SEMI / CENTRAL BALBY ROADWAY / GAS RADIATOR CENTRAL HEATING SYSTEM / MAJORITY PVC DOUBLE GLAZING / EXTENDED DINING KITCHEN / GROUND FLOOR WC / ENCLOSED REAR GARDEN / EASY ACCESS TO THE CITY CENTRE AND LOCAL AMENITIES //

Located on this popular roadway, a traditional styled bay fronted 3 bed semi-detached house. The property has a gas radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises: Open plan lounge with stairs to the first floor, a large extended dining kitchen, a rear lobby and a ground floor WC. First Floor Landing, 3 good sized bedrooms and a modern white bathroom with shower. Outside are front and rear gardens. Neighbouring properties have created off road parking which could be done here if so required. The property is well placed with access to the City Centre and local amenities. NO UPWARD CHAIN. EARLY VIEWING RECOMMENDED.

ACCOMMODATION
A PVC double glazed entrance door leads into an open plan lounge.

OPEN PLAN LOUNGE
16'3" max x 12'8" (4.95m max x 3.86m)
This is a good size. It has a deep PVC double glazed bay window to the front, two double panel central heating radiators, exposed brick chimney breast with space for a feature fire. There is a staircase to the first-floor accommodation, central ceiling light and a door which leads through into the dining room.

DINING ROOM
10'6" x 10'1" (3.20m x 3.07m)
Again, a good size, there is a double panel central heating radiator, a laminate flooring, coving and a ceiling light. This opens up directly into a fitted kitchen.

FITTED KITCHEN
8'7" x 6'0" (2.62m x 1.83m)
This has a range of base and walled units with a high gloss cabinet door, a contrasting work surface, a recess suitable for an electric cooker with an extractor hood above. There is a single drain stainless steel sink unit and space for an under-counter fridge. There are two PVC double glazed windows, central ceiling light and a continuation of the laminate flooring from the dining area. A door gives access to a deep under stairs storage cupboard, this has shelving and also houses the fuse box and there is light laid on. A second door from the dining area leads into a rear lobby.

REAR LOBBY
PVC double glazed exterior door, timber casement window, vinyl flooring and a door leading into a ground floor WC.

GROUND FLOOR WC
This is fitted with a low flush WC, a timber casement window, slimline panel heater and vinyl flooring.

FIRST FLOOR LANDING
PVC double glazed window to the side elevation, a central ceiling light, central heating radiator and an access point into the loft space. There is a built-in storage cupboard over the landing which houses a gas fired combination type boiler which supplies the domestic water and central heating systems.

BEDROOM 1
13'4" x 8'3" (4.06m x 2.51m)
A good-sized double bedroom. It has a broad PVC double glazed bay window to the front, central heating radiator and a central ceiling light.

BEDROOM 2
11'2" max x 10'3" (3.40m max x 3.12m)
A second double bedroom, it has a PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

BEDROOM 3
7'9" x 7'6" (2.36m x 2.29m)
A comfortable single bedroom. It has a PVC double glazed window to the front, a central heating radiator, coving and a ceiling light.

HOUSE BATHROOM
This has been cleverly designed. It has a panelled bath with a mixer shower over including a glazed shower screen, a pedestal wash-hand basin set onto a vanity unit and a low flush WC. There is tiling to the walls, co-ordinating floor tiles, a towel rail/ radiator, a PVC double glazed window. inset spotlighting into the ceiling and an extractor fan.

OUTSIDE
To the front of the property there is an enclosed garden with a palm tree inset. Access could be made to provide off road parking to the front if so required.

REAR GARDEN
This is all enclosed. It has timber fencing to the perimeters, mainly lawned with a timber shed and rockery style garden to the far corner.

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 a combination type boiler. Age of boiler TBC.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 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

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.

