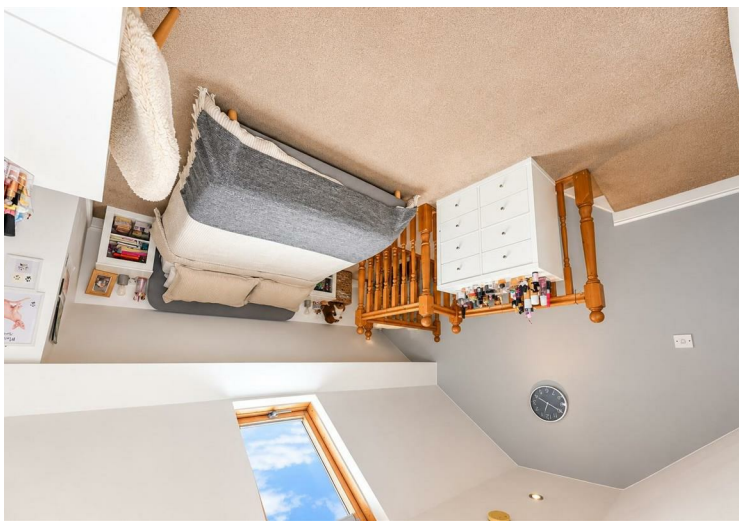
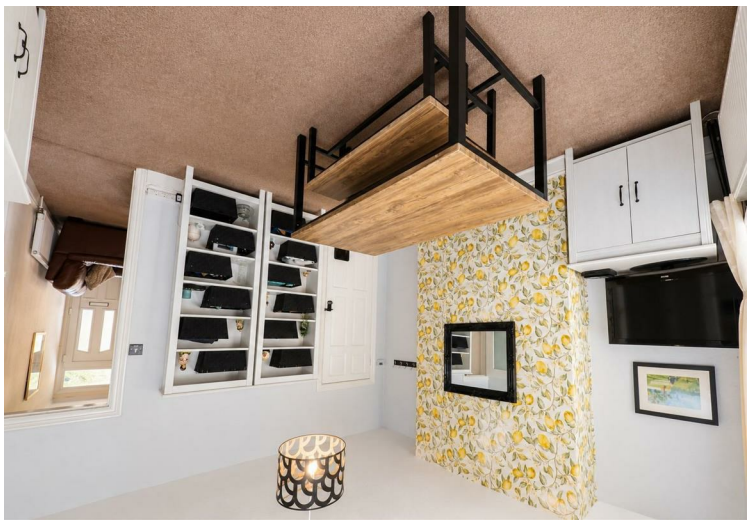




sales
lettings
and service

horton knights of doncaster

Melville Avenue, Balby, Doncaster, DN4 8PH

Guide Price £110,000

***** GUIDE PRICE £110,000 - £120,000 *****

VERY DECEPTIVE TERRACED HOUSE / WELL PRESENTED THROUGHOUT / 2 DOUBLE BEDROOMS / FIXED STAIRS TO ADDITIONAL LOFT SPACE / 2 LARGE RECEPTION ROOMS / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / COURTYARD GARDEN / EARLY VIEWING ESSENTIAL //

An internal viewing is highly recommended to appreciate the size of this very deceptive house. Beautifully presented throughout it comprises: Spacious lounge, separate dining room, modern fitted kitchen, rear lean-to and a ground floor WC. On the first floor there are 2 double bedrooms and a modern bathroom, plus a fixed staircase from the landing up to an additional loft space with a window. Outside is a pretty courtyard garden, and storage cellars. Well placed with good access to the City Centre, local shops and amenities. Priced to sell, therefore early viewing recommended.

ACCOMMODATION

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

LOUNGE

12'1" x 11'4" (3.68m x 3.45m)

This is an attractive room. It has a PVC double glazed window to the front, two central heating radiators, ornate cornicing, ceiling light, and a feature fireplace. A broad opening continues through to a lobby area where the staircase gives access to the first floor accommodation, and a further glazed door leads through into a separate dining room.

DINING ROOM

12'2" x 12'0" (3.71m x 3.66m)

This has a central heating radiator, a PVC double glazed window, a door which leads to the cellars, ornate cornicing, central ceiling light, and a doorway leading into the fitted kitchen.

MODERN KITCHEN

9'11" x 6'6" (3.02m x 1.98m)

All smartly finished with a range of modern high and low level units, finished with a grey coloured cabinet door, a contrasting work surface, a 1½ bowl and stainless steel sink unit with a mixer tap and a tiled splashback. There is a deep recess suitable for an electric cooker, plumbing for an automatic washing machine, and space for a fridge. A tiled floor, PVC double glazed window, a PVC double glazed door and a central ceiling light.

LEAN-TO REAR LOBBY

This is PVC double glazed, it has a continuation of the tiled flooring. To the far end there are PVC double glazed doors which lead out into a rear courtyard garden, and a further door to a ground floor WC.

GROUND FLOOR WC

Fitted with a low flush WC, wall cabinets and all smartly tiled with a co-ordinating floor tile.

FIRST FLOOR LANDING

From here doors lead to bedrooms.

BEDROOM 1

12'2" x 11'6" (3.71m x 3.51m)

A large double bedroom, it has a broad PVC double glazed window to the front, a feature fireplace, central ceiling light, and a central heating radiator.

BEDROOM 2

12'2" x 8'10" (3.71m x 2.69m)

This has a PVC double glazed window to the rear, a central heating radiator, a feature fireplace, a central ceiling light and behind the wardrobes there is a deep built-in cupboard.

HOUSE BATHROOM

This is fitted with a three-piece white suite that comprises of a three-corner bath, with a mixer shower including glass screen, a wash hand basin inset to a vanity unit and a low flush WC. There is a contemporary style towel rail/radiator, a PVC double glazed window, inset spotlighting into the ceiling, plus a built-in corner cupboard, which houses a gas-fired combination type boiler, which supplies the domestic hot water, and the central heating systems.

LOFT SPACE

17'6" max x 12'2" max (5.33m max x 3.71m max)

A useful,space, it has a double glazed Velux window, built-in cupboards, central heating radiator, inset spotlight into the ceiling, and a smoke alarm.

REAR COURTYARD

To rear of the property is an attractive courtyard style garden, with a pedestrian gate giving access on to a rear lane and enjoys a South-Westerly facing aspect.

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. 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.

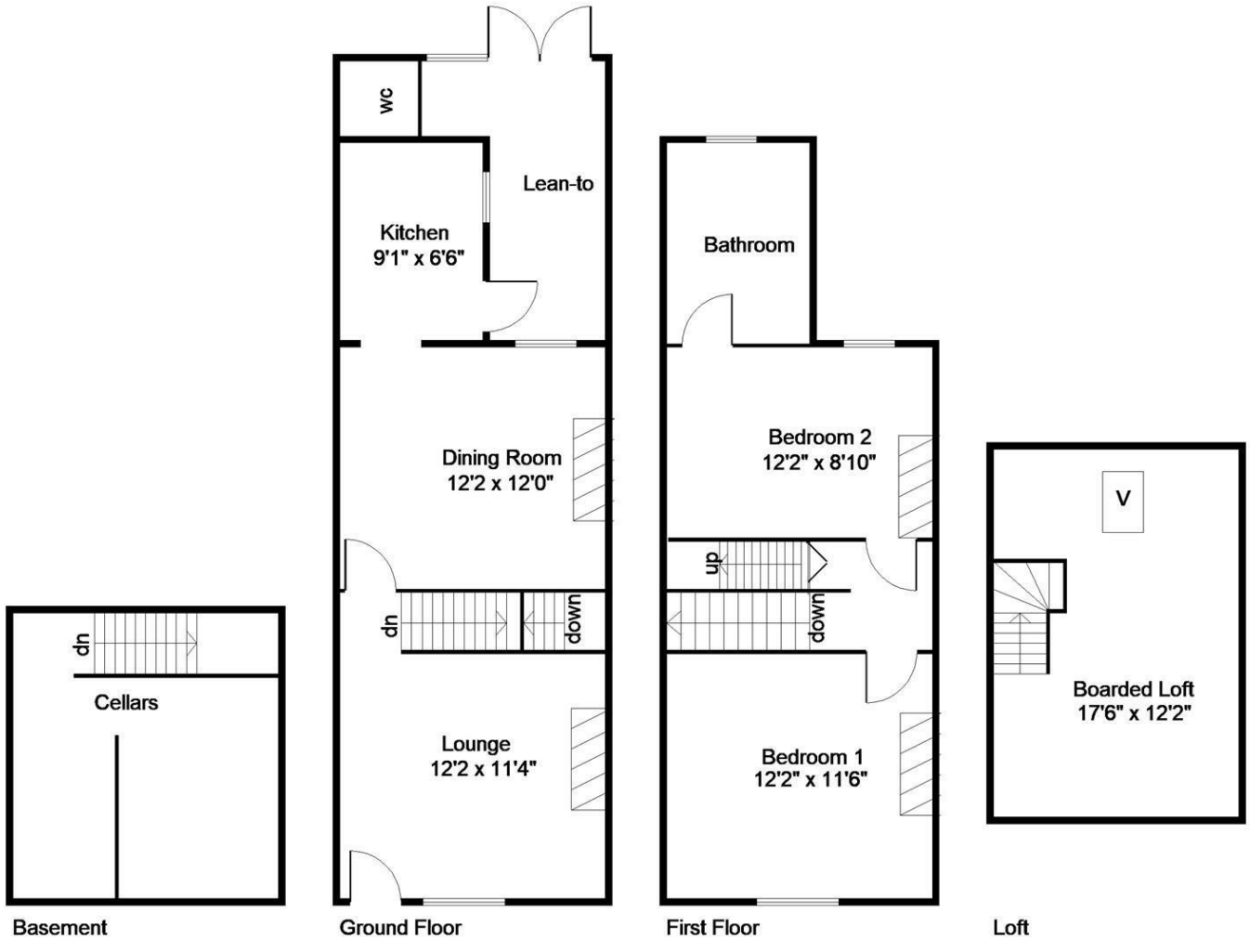
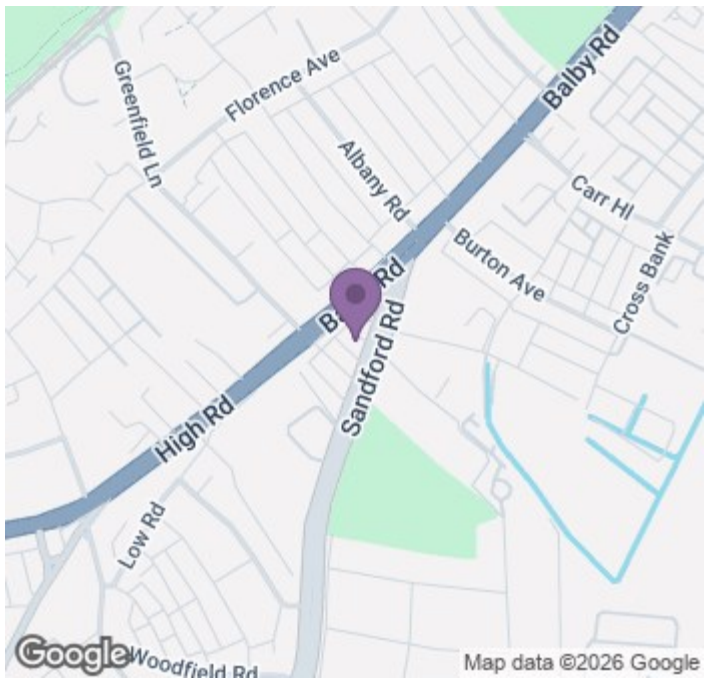
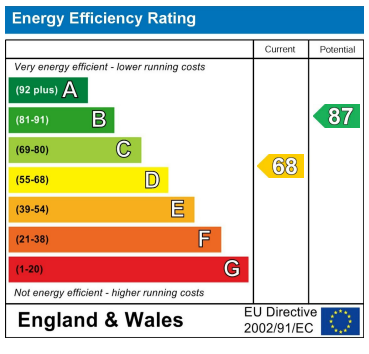
MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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

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.