



horton knights of doncaster

sales
lettings
and service



Low Road, Balby, Doncaster, DN4 8PW
Asking Price £165,000

A GOOD SIZED 3 BEDROOM TRADITIONAL BAY FRONTED SEMI DETACHED HOUSE / WELL PROPORTIONED ROOMS / GROUND FLOOR BEDROOM 3 / EXTENDED KITCHEN / 2 BATHROOMS / FULLY COMPLIANT FIRE SYSTEM / NO CHAIN / PRICED TO SELL //

The present owners have refurbished the property, which is chain free and ready to go. It has a gas central heating system via a modern combination type boiler, pvc double glazing to most windows and a fully compliant fire system. The accommodation is smart, clean and tidy and briefly comprises: A lovely panelled entrance with an ornate staircase, spacious front facing lounge, dining/ double bedroom 3, breakfast room and a fitted white kitchen. On the first floor there are two further double bedrooms and two shower rooms. Outside are front and newly decked rear gardens. Well placed with access to amenities on Balby Road, access to the City Centre and all its amenities. Priced to sell. Early viewing recommended.

ACCOMMODATION

A set of PVC double glazed double opening doors lead into the property's entrance hall.

ENTRANCE HALL

This has been finished with an oak style cladding, a modern contemporary style radiator, vinyl flooring, inset spotlighting to the ceiling, a hard wired fire alarm system and a feature staircase to the first floor accommodation with an ornate banister rail.

LOUNGE

12'9" max x 12'6" (3.89m max x 3.81m)

A large front facing reception room, it has a deep PVC double glazed bay window to the front, a contemporary style radiator, coving to the ceiling and a ceiling light.

DINING ROOM/ BEDROOM 3

12'5" x 12'1" (3.78m x 3.68m)

A good sized second reception room or a double bedroom. It has a broad PVC double glazed window with an outlook into the property's rear garden, a contemporary style radiator, coving, central ceiling light and a smoke alarm.

BREAKFAST ROOM

8'10" x 6'0" (2.69m x 1.83m)

This has a timber casement window to the side, a built in understairs storage cupboard. wood panelling to the ceiling with inset spotlighting, smoke alarm and a doorway continues through into the kitchen.

KITCHEN

9'3" x 8'10" (2.82m x 2.69m)

This is fitted with a range of base and wall units with a roll edge work surface. There is an electric hob, an integrated oven, stainless steel splashback and an extractor hood. There are two PVC double glazed

windows to the rear and side elevations, vinyl flooring and a timber casement side door.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side, inset spotlighting into the ceiling and an access point into the loft space. A built-in cupboard houses a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems.

BEDROOM 1

13'4" max x 12'6" max (4.06m max x 3.81m max)

This has a broad PVC double glazed window to the front, coving to the ceiling, central ceiling light and a central heating radiator.

BEDROOM 2

12'5" x 12'0" (3.78m x 3.66m)

A good sized second double bedroom, it has a PVC, double glazed window to the rear, a contemporary style radiator, coving to the ceiling and a ceiling light.

SHOWER ROOM

Fitted with a white suite that comprises of a corner offset shower, wash basin set on to a vanity unit and a low flush WC. There is tiling to the four walls, a central heating radiator, a PVC window and inset spotlight into the ceiling.

SECOND SHOWER ROOM

Fitted with a white suite that comprises of a corner shower, a wash hand basin and a low flush WC. A PVC double glazed window, a towel rail/radiator, inset spotlighting to the ceiling and an extractor fan.

OUTSIDE

To the front there is a lawned garden with brick walling to the perimeters, a pedestrian pathway leads to the

front door and continues along the side of the property and leads into the rear garden.

REAR GARDEN

This has been newly decked creating a lower maintenance garden area. There is brick walling and timber fencing to the perimeters.

AGENTS NOTES:

TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - Predominantly PVC double glazing. 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.

