

# horton knights of doncaster

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30 Farnley Road, Balby, Doncaster, DN4 8TS



**An immaculate, and a little more imaginative 2 double bedroom ground floor flat with a separate study.**

Well presented through out, including a few little upgrades this 2 bedroom apartment one to view. It has a gas radiator central heating system, pvc double glazing and briefly comprises: Entrance hall with separate modern wc off, open plan living/dining /kitchen with a separate study/office off, 2 double bedrooms, one fully fitted and a gorgeous modern contemporary style shower room. Outside there is an allocated parking space, all within maintained gardens. Popular location with access to local amenities including a 24hr supermarket, eateries, take aways etc. Plus easy access to the A1/ M18 and motorway networks.

**Offers Over £105,000**

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## ACCOMMODATION

A central front door has a security entry system which leads into the main foyer. A traditional 6 panelled entrance door then leads into the property's private entrance hall.

## ENTRANCE HALL

This is a good size, it is finished with a modern laminate floor covering, a central heating radiator, coving, spotlighting fitments, smoke alarm and doors to;

## OPEN PLAN LIVING/ DINING/ KITCHEN

6.71m x 2.97m (22'0" x 9'9")

This is situated towards to the front, it's a long room subdivided into different zones. The kitchen area is fitted with a range of modern high and low level units finished with a roll edge work surface and a tiled splashback. There is a four ring gas hob, extractor hood, integrated oven, a single drainer stainless steel sink unit with mixer tap, deep recess with plumbing for a washing machine, room for a tumble dryer and room for a tall fridge/ freezer. Concealed behind one of the corner cabinets is a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems. There is a central heating radiator, laminate flooring and three pvc double glazed windows to the front elevation.

Within the living areas there is coving, a central ceiling light and a continuation of the laminate flooring.

## OFFICE/ STUDY

2.06m x 1.57m (6'9" x 5'2")

Off the living room there is a door to a separate office/ study. With a central heating radiator, coving and a central ceiling light.

## BEDROOM 1

3.30m x 3.20m (10'10" x 10'6")

A lovely double bedroom, it is fitted with a range of modern 'Hammonds' bedroom furniture (fitted in 2019 and comes with 10 year warranty) finished with a grey coloured cabinet door, matching desk and computer area. There is coving, a ceiling light and a central heating radiator.

## BEDROOM 2

3.28m x 3.20m (10'9" x 10'6")

A good sized double bedroom, it has a pvc double glazed window, a central heating radiator, coving and a ceiling light.

## CONTEMPORARY SHOWER ROOM

This is fitted with a contemporary white suite which is fully tiled with modern grey tiles, there is a glazed shower screen, rainfall style shower head and display niche, wall hung wash hand basin and a low flush w/c. There is a wall cabinet with lighting, inset spotlighting to the ceiling and a contemporary style towel rail/ radiator.

## SEPARATE W/C

Fitted with a matching contemporary 2 piece suite that comprises of a low flush w/c and wash hand basin. It is fully tiled with a coordinating floor tile, a contemporary style towel rail/ radiator, wall mirror and inset spotlighting to the ceiling.

## OUTSIDE

The property stands within its own grounds where there is an allocated parking space.

## AGENTS NOTES:

TENURE - LEASEHOLD. The owner has informed us the property is Leasehold. The lease term is 125 years from 2006. The service charge is £96.00 pcm and ground rent is £50.00 per annum.

DOUBLE GLAZING - The property is fitted with PVC double glazing, where stated.

HEATING - The property has a gas radiator central heating system fitted.

COUNCIL TAX - This property is Band A.

VIEWING - By prior telephone appointment with horton knights estate agents.

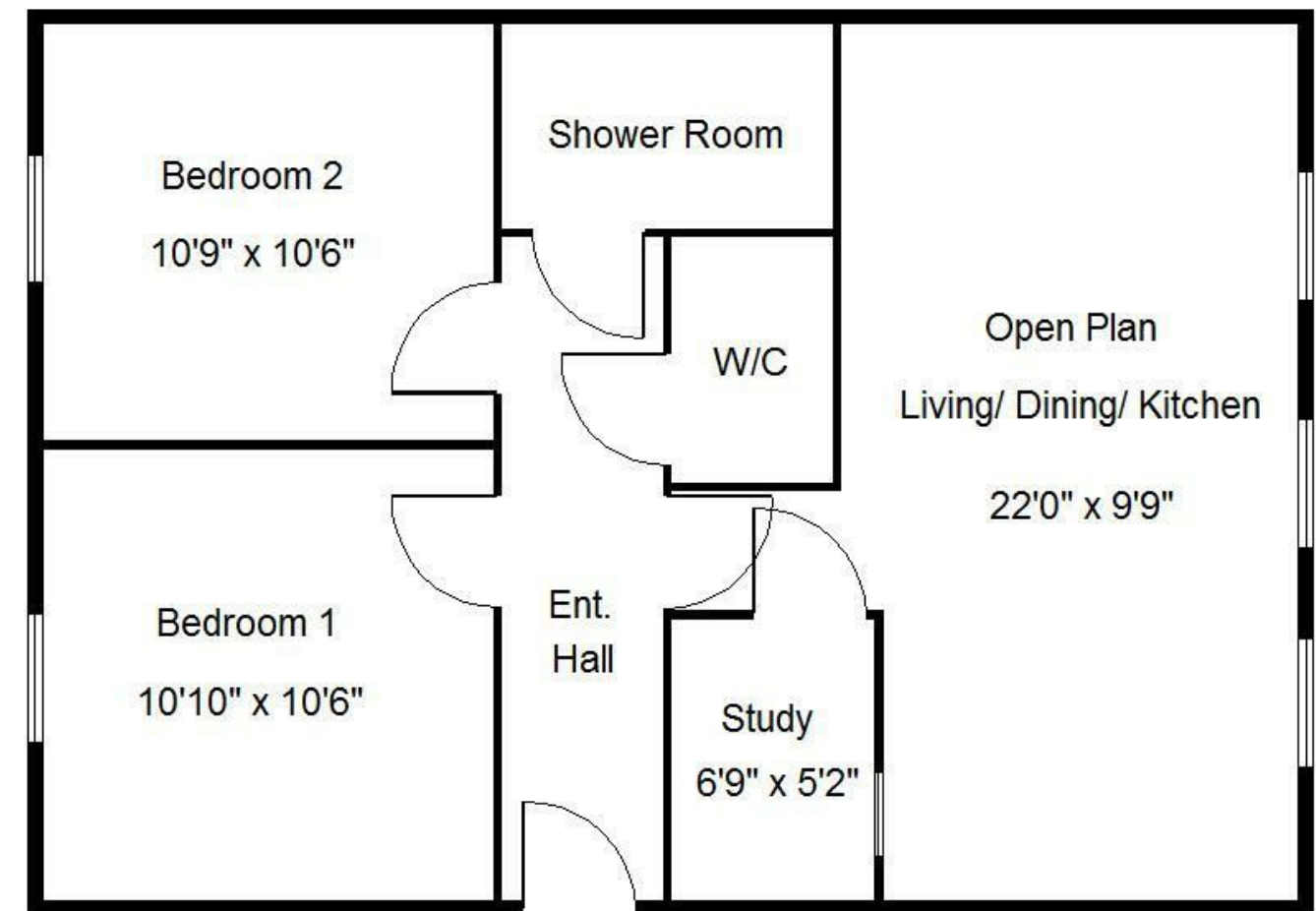
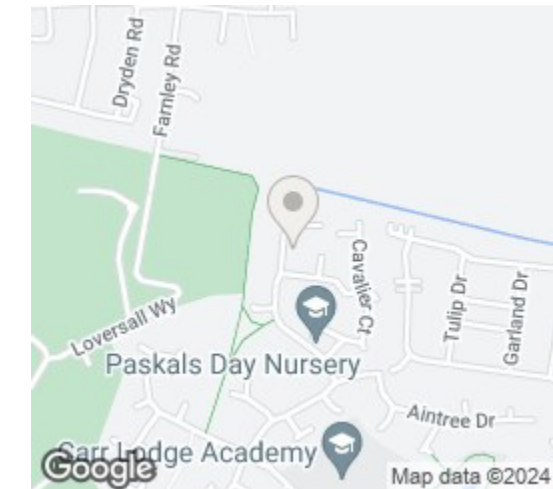
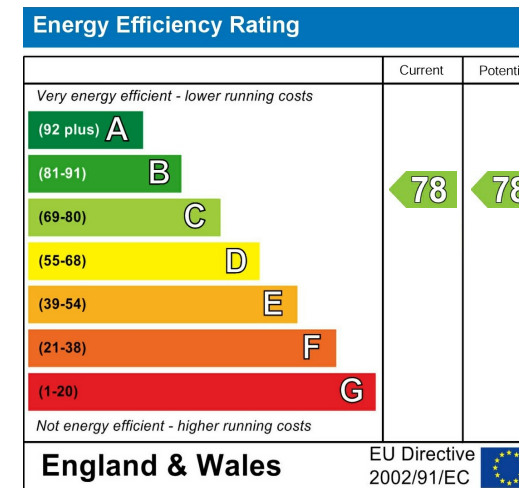
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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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Flat