

horton knights of doncaster

42 King Edward Road, Balby, Doncaster, South Yorkshire, DN4 0NA

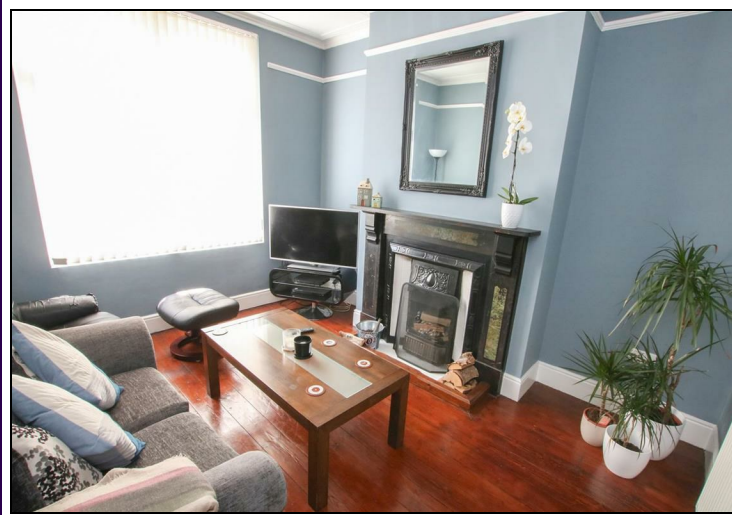


*** GUIDE PRICE £120,000 - £125,000 ***

IMMACULATE 3 BEDROOM TERRACED HOUSE / 2 SEPARATE RECEPTION ROOMS / LARGE MODERN FITTED KITCHEN / FIRST FLOOR BATHROOM / LAWNED REAR GARDEN / VIEWING ESSENTIAL //

I don't think you will find a better example of a 3 bedroom period styled terraced house at this price and therefore an early viewing is recommended. The accommodation on offer benefits from a gas radiator central heating system, PVC double glazing, and briefly comprises; Entrance porch into a long hallway with stairs to first floor, two separate reception rooms both with feature period fire places, a large kitchen with integrated cooking appliances, first floor landing, 3 bedroom and a modern white bathroom and shower. Outside there is an enclosed lawned rear garden plus unrestricted on road parking. Popular and established roadway close to amenities on Balby Road, and easy access to Doncaster City Centre.

Guide Price £120,000 - £125,000



ACCOMMODATION

A PVC double glazed door with arched fanlight over leads into property's entrance vestibule.

ENTRANCE VESTIBULE

A further door from here leads into the property's long entrance hall.

ENTRANCE HALL

This has a central heating radiator, boarded floor, coving to the ceiling, a central ceiling light and stairs leading to first floor accommodation.

LOUNGE

3.71m x 3.00m (12'2" x 9'10")

An attractive front facing reception room, it has a beautiful period style fireplace, a PVC double glazed window to the front and tongue and groove flooring.

DINING ROOM

3.99m x 3.15m (13'1" x 10'4")

A good size, it has a PVC double glazed window to the rear, a feature period style fireplace, a central heating radiator, a central ceiling light and a door from here continues into the kitchen.

FITTED KITCHEN

3.86m x 2.59m (12'8" x 8'6")

This is fitted with a range of base and wall units finished with an oak coloured work surface over. There is a four ring gas hob, stainless steel splashback, extractor hood, integrated oven, 1 1/2 bowl stainless steel sink unit with contemporary style mixer tap, plumbing for an automatic washing machine and room for a tall fridge freezer. There is also inset spotlights to the ceiling, tiled floor covering, a double panel central heating radiator and a PVC exterior door into the rear garden. An additional door from here gives access to the cellar head and leads down to the cellar itself which provides additional use for storage.

FIRST FLOOR LANDING

Stairs lead to first floor accommodation, where there is a long galleried style landing, this has a spinal banister rail, a built in cupboard, a central ceiling pendant light and doors to the bedrooms and bathroom.

BEDROOM 1

4.01m x 3.68m (13'2" x 12'1")

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

BEDROOM 2

3.96m x 2.49m (13'0" x 8'2")

A good sized second double bedroom, it has a PVC double glazed window to the rear, a central heating radiator and a central ceiling pendant light.

BEDROOM 3

2.59m x 2.44m max (8'6" x 8'0" max)

A comfortable sized third bedroom, it has a PVC double glazed window to the rear, a central heating radiator and a central ceiling pendant light.

BATHROOM

Fitted with a modern white suite that comprises of a panelled bath with a central mixer tap, independent electric shower including rainfall style shower head, wash hand basin and a low flush w/c. There is ceramic tiling to all four walls, co-ordinating floor tiles, a contemporary style towel rail/ radiator, a PVC double glazed window, an extractor fan and a central ceiling light.

REAR GARDEN

To the rear of the property there is an enclosed lawned garden with brick walling to the perimeters, a pedestrian gate onto the rear lane.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age various

HEATING - Gas central heating, combination type boiler. Age of boiler 2014

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000

mbps.

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

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

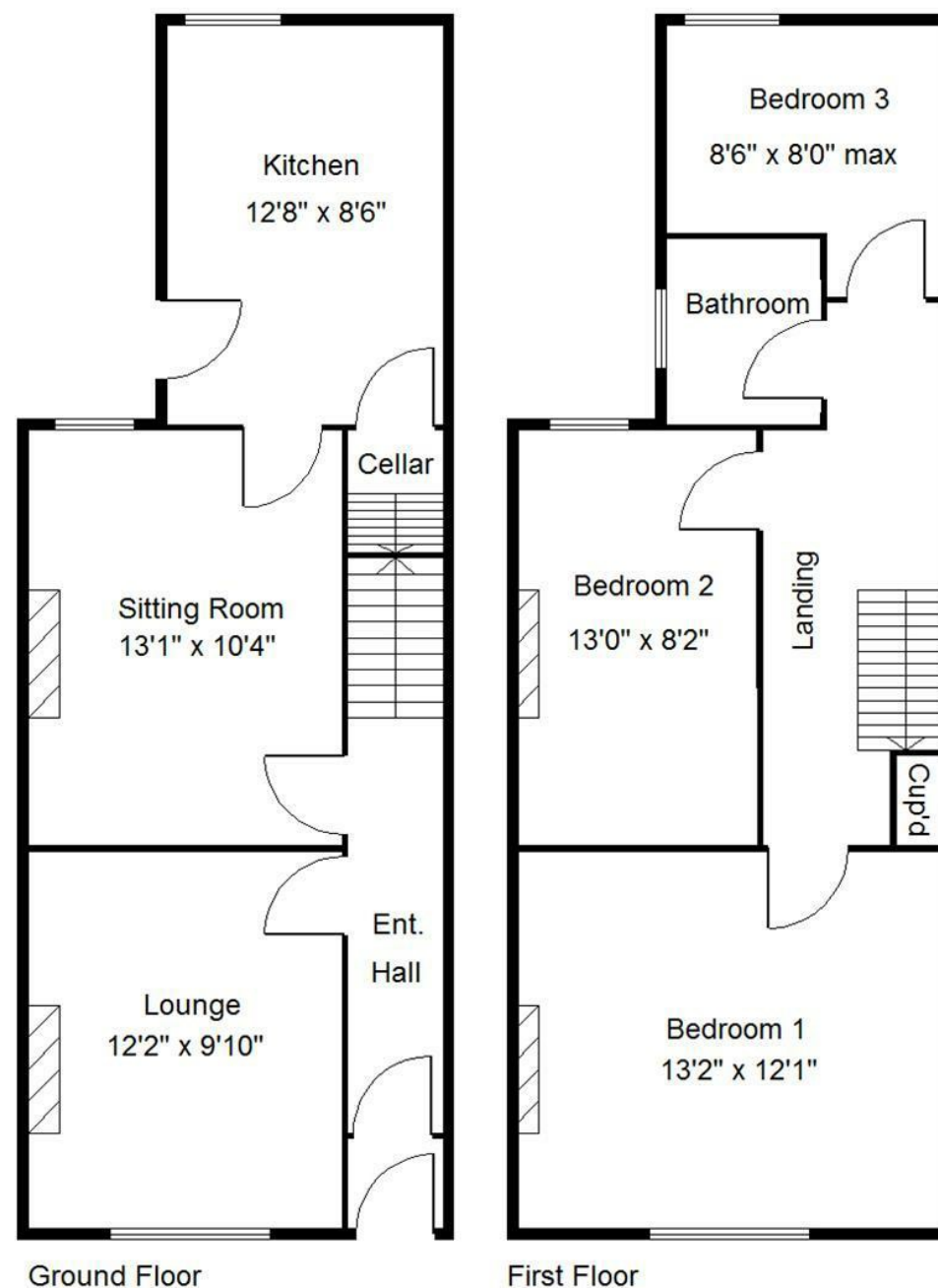
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	