

# horton knights of doncaster

**63 Furnival Road, Balby, Doncaster, DN4 0PH**



**2 DOUBLE BEDROOM TERRACED HOUSE / FIRST FLOOR BATHROOM / SITUATED OFF BALBY ROAD / ON STREET PARKING WITH NO RESTRICTIONS / NO UPWARD CHAIN / PRICED TO SELL //**

Located on this popular roadway just off Balby Road, a good sized 2 double bedroom mid terraced house. The property has a gas radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entrance hall, sitting room, inner lobby with stairs to first floor, living room with a door to the cellar and the kitchen, first floor landing, 2 double bedrooms, the bathroom takes it's access off bedroom 2. Outside is an enclosed rear courtyard style garden. Well placed with access to local amenities in Balby, plus easy access to Doncaster City Centre. NO upward chain... viewing is recommended.

**Offers Over £80,000**

## ACCOMMODATION

A composite double glazed door with a fan light over leads into the property's entrance hall.

## ENTRANCE HALL

A square shaped hall with a panelled door which leads into the front facing sitting room.

## SITTING ROOM

3.71m x 3.61m (12'2" x 11'10")

A good sized room, it has a PVC double glazed window to the front, a central heating radiator, a fireplace with an electric fire inset, coving and a ceiling light. A doorway from here leads to an inner lobby.

## INNER LOBBY

Where there is a staircase which leads to the first floor and an inner door into the living room.

## LIVING ROOM

3.71m x 3.68m (12'2" x 12'1")

A rear facing reception room, it has a PVC double glazed window to the rear, a fireplace with an electric fire inset, a central heating radiator, coving, a ceiling light, a second doorway giving access down to the cellars. A door to the rear of the room opens into the kitchen.

## KITCHEN

3.05m x 2.08m (10'0" x 6'10")

This is fitted with a range of high and low level units finished with a work surface over, there is a tiled splashback, a PVC double glazed window, a timber panelled door and a combination type boiler which supplies domestic hot water and central heating systems.

## FIRST FLOOR LANDING

Doors lead to bedrooms 1 and 2.

## BEDROOM 1

3.71m x 3.61m (12'2" x 11'10")

With a PVC double glazed window to the front, a double panel central heating radiator, a period style fireplace and a ceiling light.

## BEDROOM 2

3.71m x 3.68m (12'2" x 12'1")

This has a PVC double glazed window to the rear, a period style fireplace, a ceiling light, a built in cupboard and a door to the bathroom.

## BATHROOM

This has been the subject of some renovation, it includes a new bath with a central mixer tap and a shower over, a pedestal wash hand basin and a low flush W/C. The walls have been professionally skimmed, there is a PVC double glazed window, pipe work for a radiator and a ceiling light.

## REAR GARDEN

To the rear of the property, there is a courtyard style garden which gives access onto a rear service lane.

## AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected

DOUBLE GLAZING - PVC double glazing. Age of units various.

HEATING - Gas radiator central heating via combination type boiler. Age of boiler unknown.

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](http://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			
(81-91) B			77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		21	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

