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Thomson Avenue, Balby, Doncaster, DN4 0NT  
Guide Price £120,000 - £125,000

**IMMACULATE TWO BED MID TERRACE HOUSE / REWIRED DEC 23 / MODERN PVC DOUBLE GLAZING / RECENTLY REMODELLED & UPGRADED KITCHEN / PRIVATE REAR GARDEN / CLOSE TO AMENITIES / NO ONWARD CHAIN //**

This truly immaculate mid terrace house sits on this well regarded road in Balby, it is in ready to move into condition, and benefits from; modern pvc double glazing, gas fired central heating via a combi boiler, and has accommodation comprising; Entrance hallway, lounge, fitted kitchen with integrated appliances and a walk in pantry, rear lobby, first floor landing, two large double bedrooms, and a very smart bathroom with a new white suite. Outside the property has an enclosed fore court at the front and a private rear garden. For first time buyers the property represents a really good opportunity as it's ready to move into, it also offers great access to local amenities including bus routes, Doncaster town centre, and the A1 for commuting. Additionally it has no onward chain and therefore early viewing is highly recommended to appreciate all this property has to offer.

**ACCOMMODATION**

A double glazed wooden door with decorative glass inset gives access to; entrance hall.

**ENTRANCE HALL**

With stairs rising to the first floor and a built in under stairs storage cupboard, modern style wood effect laminated flooring, doors leading off to the ground floor accommodation.

**LOUNGE**

**12'2" x 11'2" max (3.71m x 3.40m max )**

Immaculately presented with a pvc double glazed window to the front, double panel radiator, chimney breast, and an electric fire.

**KITCHEN**

**12'6" x 8'3" max (3.81m x 2.51m max )**

Again the kitchen is immaculately presented. It has a range of ivory coloured shaker style wall mounted cupboards and based units, incorporating a single bowl stainless steel sink with white ceramic tile splashback. The integrated appliances on offer include; brushed stainless steel electric fan assisted oven, matching four ring induction hob, brushed stainless steel extractor hood, washing machine, and a fridge freezer inset to the alcove. There is also a double panel radiator, wood style laminated flooring continued from the entrance hall, pvc double glazed window to the rear, coving to the ceiling, with spotlights inset, and a timber and glazed door giving access to; rear lobby.

**CUPBOARD / PANTRY**

There is a walk in cupboard / pantry, this houses a tumble dryer and the gas central heating boiler plus shelving and a pvc double glazed window to the rear.

**REAR LOBBY**

**3'8" x 3'3" max (1.12m x 0.99m max )**

The rear lobby has timber and glazed windows to the side, with a timber and glazed door giving access into the garden at the rear, plus vinyl tile flooring.

**FIRST FLOOR ACCOMMODATION**

As previously mentioned, stairs lead from the entrance hall to the first floor landing. With doors leading off to the remaining accommodation, and the loft hatch.

**BEDROOM 1**

**17'0" x 10'11" max (5.18m x 3.33m max )**

This is a really nice sized double bedroom which has two pvc double glazed windows to the front, central heating radiator, an extremely useful built in storage cupboard with shelving, and a further over stairs storage cupboard which may provide shelving for linen etc.

**BEDROOM 2**

**10'6" x 9'2" max (3.20m x 2.79m max )**

Even bedroom two can be used as a double and has a pvc double glazed window enjoying the view over the rear garden, with a central heating radiator.

**BATHROOM**

Given that the bathroom extends over the passageway on the ground floor, it makes the room a really nice size. It is immaculately presented with a modern three piece suite comprising; low flush w/c with conceal system, wash hand basin set into matching vanity unit, newly fitted panel bath, with a mains plumb shower and newly fitted shower screen. The suite is all immaculate finished with matching chrome fittings, a double panel

radiator, extractor fan, chrome effect inset spotlights into the ceiling, wood style vinyl floor covering finished in a herringbone pattern, tiling to the bathing and shower area, further useful storage with a large walk-in storage cupboard, again which sits over the passageway on the ground floor.

**OUTSIDE**

To the front of the property, there is a low maintenance enclosed fore court, which is laid with paving slabs and has brick built wall, hedgerow, and iron gates to the front boundary. As mentioned the cast iron gate gives access to a shared passageway which leads into the rear garden.

**REAR GARDEN**

The timber gate from the passageway leads into the rear garden, where there is a small patio area, shaped lawn, concrete post and timber fencing with hedgerow to the boundary. There is an external tap attached to the rear elevation of the house.

**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 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.

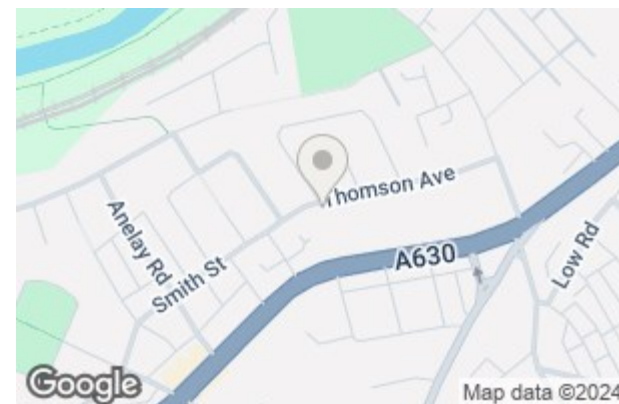
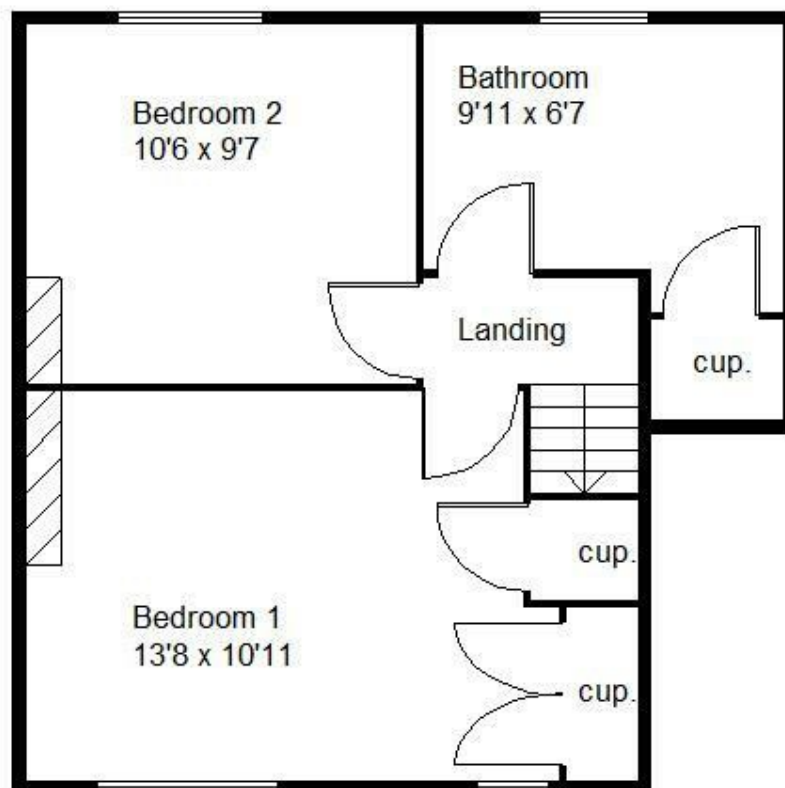
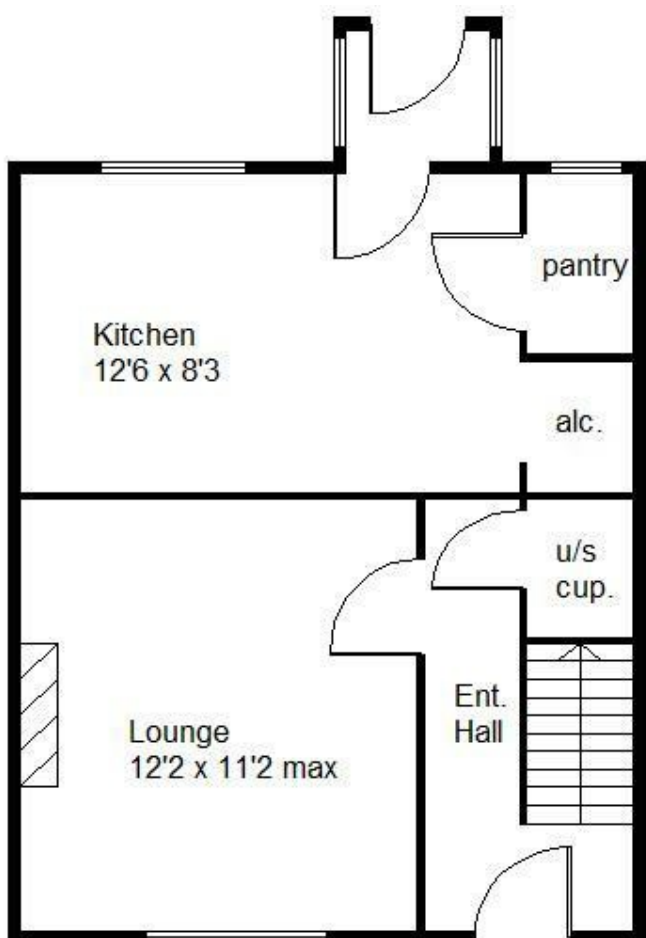
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Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	87
England & Wales		EU Directive 2002/91/EC	