



# horton knights

of doncaster

sales  
lettings  
and service



Earlesmere Avenue, Balby, Doncaster, DN4 0QE

Asking Price £125,000

BEAUTIFUL PERIOD STYLED 3 BEDROOM TERRACED HOUSE / WELL PRESENTED THROUGHOUT / TWO RECEPTION ROOMS / MODERN FIRST FLOOR BATHROOM / ATTRACTIVE REAR GARDEN / UNRESTRICTED ON STREET PARKING / NO CHAIN / EARLY VIEWING ESSENTIAL //

Located on this popular roadway close to the city centre, a lovely 3 bedroom period styled terraced house. The property has retained a lot of its original character and styling yet benefits from more modern PVC double glazing, gas central heating via a combination type boiler and briefly comprises: Entrance hall with stairs to first floor, two separate reception rooms, extended fitted kitchen including a period style ornamental range, access to cellars, first floor landing, three bedrooms all of which are a good size plus a modern bathroom. From the landing there is an access into a large boarded storage loft with two velux windows. Enclosed rear courtyard style garden, and unrestricted on street parking. Well placed with access to local amenities on Balby Road including a good variety of shops etc, plus good bus routes to and from the city centre.

#### ACCOMMODATION

An original brick arch gives access to the portico with a terrazzo style flooring and coving to the ceiling. A period style leaded glazed door with decorative detailing incorporating the house number leads into the property's entrance hall.

#### ENTRANCE HALL

This is all smartly finished and retains much of the properties character feel and styling. There is a boarded floor, a staircase to the first floor accommodation with paneling to the side, a coat rail, coving to the ceiling, central ceiling light, double panel central heating radiator and door into front facing reception room.

#### LOUNGE

13'2" max x 12'0" max (4.01m max x 3.66m max)

This is an attractive room. It has a period style open fire with original tiled inset and hearth with a timber surround, a deep PVC double glazed bay window to the front, a double panel central heating radiator, coving, picture rail and a ceiling light.

#### DINING ROOM

14'0" x 11'0" max (4.27m x 3.35m max)

Again, a good sized reception room. It has a PVC double glazed window with an outlook to the rear, feature fire surround with a deep recess. Double panel central heating radiator, coving, picture rail and a ceiling light.

#### EXTENDED KITCHEN

15'2" x 6'4" (4.62m x 1.93m)

The kitchen is smartly finished with a range of high and low level units, finished with an iroko oak work surface and a tiled splashback. There is a deep recess suitable for a gas cooker with extractor hood above, plumbing for an automatic washing machine, room for fridge, freezer, etc. There's a wall mounted gas fired combination type boiler which supplies the domestic water and central heating systems. A PVC double

glazed window, a period styled quarry tiled floor, three central ceiling lights. A feature period style range, a central heating radiator with a further door gives access down to the cellar.

#### CELLAR

Stone steps lead down to a storage cellar

#### FIRST FLOOR LANDING

There is a tall storage cupboard and an access point into loft space by a retractable loft ladder.

#### LOFT SPACE

Within the loft space there is a boarded floor, two double glazed velux windows, light laid on, and lots of storage space.

#### BEDROOM 1

14'0" x 11'0" max (4.27m x 3.35m max)

This is a large double bedroom as evidenced by the room measurements. There is a PVC double glazed window with an outlook over the rear garden, a central heating radiator, period fireplace, picture rail and a ceiling light.

#### BEDROOM 2

11'2" max x 11'0" (3.40m max x 3.35m)

A good sized second double bedroom. It has a PVC double glazed window to the front, central heating radiator, picture rail and ceiling light including an ornate fireplace.

#### BEDROOM 3

8'0" x 6'4" (2.44m x 1.93m)

This is a comfortable third bedroom, it has a PVC double glazed window to the front, a central heating radiator, laminate flooring, picture rail and a ceiling light.

#### HOUSE BATHROOM

This is all smartly finished with a modern white suite that

comprises of a shower style bath with independent electric shower over, a pedestal wash hand basin and low flush wc. There's modern tiling to the walls, coordinating floor tile, PVC double glazed window, ceiling light and a towel rail/radiator.

#### OUTSIDE

Outside to the front of the property there is unrestricted on street car parking

#### REAR GARDEN

A pretty rear garden, it has fencing and walling to the perimeters. There is a brick set patio which extends part way across the rear elevation and leads down to a lawn. There is a pedestrian gate giving access onto the rear lane, timber shed, additional storage.

#### 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. around 10 years old.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1,000 mbps and upload speeds of up to 1,000 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)

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