

**GRICE &
HUNTER**

**Chartered Surveyors
Estate Agents & Valuers Est 1924**



NUMBER 53 HIGH ROAD BALBY DN4 0NN

Freehold mixed use premises comprising ground floor Sales Shop with separate 1 Bedroom Flat over • Prominent location just off the A630 • Gas central heating to the flat • Mainly PVCu double glazing • Concrete tiled roof • Available with immediate vacant possession •



Price Guide: £125,000

LOCATION

Situated just off the A630 about 2 miles from the centre of Doncaster and only one mile from junction 36 of the A1(M).

The property occupies an established location in a high density residential area on the corner of High Road and Cross Street.

DESCRIPTION

Two storey mid-terrace premises including a ground floor sales shop, currently trading as a florist, with a good sized 1 bedroom flat over having separate access. The property benefits from:

- **A concrete tiled roof covering.**
- **Modern guttering.**
- **Mainly PVCu double glazing.**
- **New central heating boiler installed in 2022.**
- **Modern kitchen units to the flat.**
- **On site parking space to front.**
- **Rear garden with access to tenfoot.**

ACCOMMODATION

All measurements are approx. only

Ground floor

SALES SHOP (about 4.7m x 3.76m plus 4.35m x 2.9m) with original period open fireplace.

STOCK ROOM/KITCHEN (about 4.53m x 3m plus 2m x 1m) including work and storage units, stainless steel sink, PVCu double glazed window and built-in store cupboard off.

LEAN TO (about 3m x 1.6m) access to rear garden.

CELLAR NUMBER 1 (about 4.3m x 2.7m)

CELLAR NUMBER 2 (about 3.7m x 1.8m)

First floor

LANDING with storage cupboard.

LOUNGE (about 4.7m x 3.7m) having 2 PVCu double glazed windows and 1 double radiator.

KITCHEN (about 2.9m x 2.5m) having base cupboards, single drainer sink unit, wall mounted cupboards, electric oven and 4 ring hob. 1 radiator and PVCu double glazed window..

BEDROOM (about 2.96m x 4.3m) having 1 radiator and PVCu double glazed window.

BATHROOM (about 2m x 1.9m) having white suite including bath with Triton shower over, wash basin and w.c. 1 radiator and PVCu double glazed window.

OUTSIDE

On site car parking space to frontage.

Split level rear garden with gated access to 'tenfoot'.

Brick outside w.c.

SERVICES

Mains water, electricity, drainage and gas. Gas fired central heating to radiators to the flat.

VIEWING

Strictly by appointment through Grice and Hunter. Tel. 01302 360141.

COUNCIL TAX/RATEABLE VALUE

Council Tax – Band A.

Rateable Value £3,950

EPC RATING FOR THE FLAT – Band D.

EPC RATING FOR THE SHOP- Band E.

SPECIAL NOTE We are informed by our client that the flat is shortly to be let on a standard Assured Shorthold Tenancy at rent of around £500 p.c.m. (to be confirmed).

**23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk**

**7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk**

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