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horton knights of doncaster



Wivelsfield Road, Balby, Doncaster, DN4 0UY  
Offers In The Region Of £150,000

**3 BEDROOM SEMI-DETACHED HOUSE / REAR KITCHEN EXTENSION AND GROUND FLOOR WC / OFF ROAD PARKING / 2 SEPARATE RECEPTION ROOMS / NO UPWARD CHAIN / POPULAR RESIDENTIAL LOCATION / GOOD ACCESS TO A1 AND MOTORWAYS //**

An extended and therefore good sized 3 bedroom semi-detached house, Ground floor extension creates a longer kitchen, wc and storage. It has a gas radiator central heating system, pvc double glazing to the majority of the windows and briefly comprises: Entrance hall with stairs to first floor, lounge, separate dining room, extended kitchen, rear lobby, ground floor wc and store. First Floor landing: 3 bedrooms and a bathroom. Outside front and rear gardens, off road parking to the front,. The property is well placed with access to amenities including local shops, schools etc. plus easy access to the A1 and motorway networks. PRICED TO SELL THEREFORE EARLY VIEWING RECOMMENDED.

**ACCOMMODATION**

A traditional timber entrance door with arched fan light over leads into the property's entrance hall.

**ENTRANCE HALL**

**14'2" x 5'6" (4.32m x 1.68m)**

This has a staircase to the first floor accommodation, a central ceiling light, coving, skirting radiator and a deep built-in understairs storage cupboard which has a timber casement window to the side, shelving and a doorway which leads into a front facing lounge.

**LOUNGE**

**13'10" x 10'9" (4.22m x 3.28m )**

This is an attractive room which has a deep pvc double glazed bay window to the front, a skirting radiator, and a central heating radiator, ornamental fireplace and a central ceiling light.

**DINING ROOM**

**10'10" x 10'4" (3.30m x 3.15m)**

Again a good size, it has a pvc double glazed double opening doors set into a bay which gives access into the property's rear garden. There is a feature fireplace with an electric fire inset, coving, picture rail, recess lighting, a central light and a double panel central heating radiator.

**EXTENDED KITCHEN**

**12'1" x 5'6" (3.68m x 1.68m)**

This is all smartly finished with a range of modern high and low level units finished with a Oak cabinet door, a contrasting roll edge work surface. There is a four ring gas and glass hob, integrated double oven, plumbing for an automatic washing machine and space for a tumble dryer, single drainer stainless steel sink unit, double panel central heating radiator, one timber casement window to the side and then a part glazed door which gives access into the rear lobby.

**LOBBY**

**5'10 x 3'6" (1.78m x 1.07m)**

There is a traditional hardwood door giving access onto the side, a central heating radiator, vinyl floor covering and a ceiling light.

**GROUND FLOOR WC**

This has a modern low flush wc, timber casement window, central heating radiator.

**LARGE BRICK STORE**

This has a shelving and power laid on.

**FIRST FLOOR LANDING**

This has a pvc double glazed window to the side, coving, wall lights, built-in cupboard over the stairs and doors to the bedrooms and bathroom.

**BEDROOM 1**

**13'0" max x 10'9" max (3.96m max x 3.28m max)**

This is a large double bedroom which has a deep pvc double glazed bay window to the front, a ceiling light, skirting radiator and a wall light.

**BEDROOM 2 REAR**

**11'0" x 10'4" (3.35m x 3.15m)**

A good size second double bedroom which has a pvc double glazed window with an outlook into the property's rear garden. a central heating radiator, an access point into the loft space, a deep recess which has shelving inset and a central ceiling light.

**BEDROOM 3**

**7'1" x 5'7" (2.16m x 1.70m)**

A small third bedroom, it has a pvc double glazed window to the rear, a central heating radiator and a central ceiling light.

**BATHROOM**

**7'1" x 5'7" (2.16m x 1.70m)**

This is fitted with a white suite that comprises of a panelled bath, pedestal wash hand basin and low flush wc. There is tiling to the four walls, a pvc double glazed window, a contemporary style towel rail/radiator, inset spotlighting to the ceiling and an extractor fan.

**OUTSIDE**

To the front of the property there is a lawned garden with hedging to the perimeter. A dropped kerb gives access onto a concrete drive providing off road parking.

**REAR GARDEN**

To the rear garden there is a gated access into a rear garden with concrete posts and fencing to the perimeters. It has all been hard landscaped and designed for easier and lower maintenance. There are raised brick planters stocked with a variety of maturing shrubs and plants, a little feature, ornamental pond, external water and lighting.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - Mainly PVC double glazing, with some timber casement windows as described.

HEATING - Gas radiator central heating system via a combination type boiler. Age of boiler 8 years.

COUNCIL TAX - Band A

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

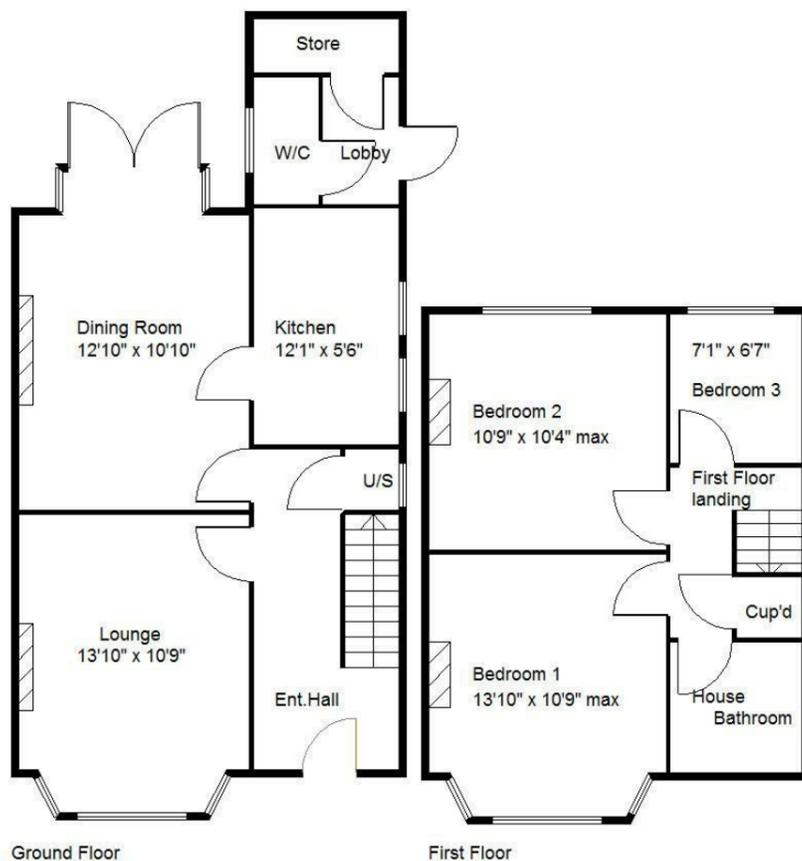
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ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			
England & Wales		England & Wales			