



horton knights of doncaster

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Forest Rise, Balby, Doncaster, DN4 9HH
Offers Over £150,000

HUGE POTENTIAL / SEMI-DETACHED BUNGALOW / EXTENDED DORMER BEDROOM AND REAR EXTENSION PLUS CONSERVATORY/ VERSATILE LAYOUT SEE FLOOR PLAN / ATTRACTIVE ROADWAY / NO UPPER CHAIN / MOTIVATED SELLER //

Located on this popular roadway within the Grenville Estate, an extended semi-detached bungalow which includes a dormer bedroom. Gas central heating (not tested), pvc double glazing and briefly comprises: Entrance vestibule into a large hall, lounge, dining room, kitchen, 2 ground floor bedrooms and bathroom plus a conservatory. First floor landing and a dormer bedroom. Enclosed gardens, side driveway and a brick garage. Very popular estate with access to amenities, local shops etc. plus good access to the A1 and motorway networks.

ACCOMMODATION

A pvc double glazed entrance door leads into an entrance vestibule. A further glazed door leads into the long entrance hall.

ENTRANCE HALL

The entrance hall has a central heating radiator, a tall built-in cupboard which houses the consumer units etc.

LOUNGE

15'6" max x 12'6" max (4.72m max x 3.81m max)

This is an attractive front facing reception room, it has a pvc double glazed bay window to the front, a feature fire place with gas fire inset, pvc double glazed window to the side, central ceiling light and a broad arch which leads into a now dining room.

DINING ROOM

12'2" x 11'5" (3.71m x 3.48m)

This was originally a bedroom, it has a pvc double glazed window to the front, central heating radiator and a staircase leading to the first floor. A second door from here returns back into the entrance hall.

KITCHEN

10'2" x 8'6" (3.10m x 2.59m)

This is fitted with a range of base and wall units with a work surface over, there is a 1½ bowl sink unit, electric hob, electric oven, space for a fridge etc. a pvc double glazed window and a central heating radiator.

REAR LOBBY

7'0" x 3'3" (2.13m x 0.99m)

The rear lobby, built in cupboard which has a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems (not tested). A pvc double glazed exterior door and a pvc double glazed window.

SECOND SITTING ROOM

10'0" x 9'0" (3.05m x 2.74m)

This has a pvc double glazed window to the side, central heating radiator, ceiling light and a sliding door which gives access into the conservatory.

CONSERVATORY

10'0" x 8'0" (3.05m x 2.44m)

The conservatory has a pitched polycarbonate roof, central heating radiator, tiled floor covering, pvc double glazed, double opening doors which give access into the rear garden.

BEDROOM 1

10'8" x 9'0" (3.25m x 2.74m)

A rear facing double bedroom, it has a pvc double glazed window, central heating radiator and a ceiling light.

BATHROOM

This has a suite comprising of a panelled bath, wash hand basin, low flush wc, central heating radiator, in-built cupboard with radiator laid on.

FIRST FLOOR LANDING

There is a central ceiling light and door into a bedroom.

DORMER BEDROOM

11'6" max x 10'10" (3.51m max x 3.30m)

This has a pvc double glazed window to the rear, central heating radiator, a recess built-in wardrobe area.

OUTSIDE

The property stands in mature gardens, which will require some general maintenance. There is a side driveway which leads to a detached brick garage.

REAR GARDEN

Enclosed and private rear garden, again will require some general maintenance.

AGENTS NOTES:

TENURE - FREEHOLD (to be confirmed)

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units unknown.

HEATING - Gas radiator central heating system installed. (not tested). Age of boiler not known.

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 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

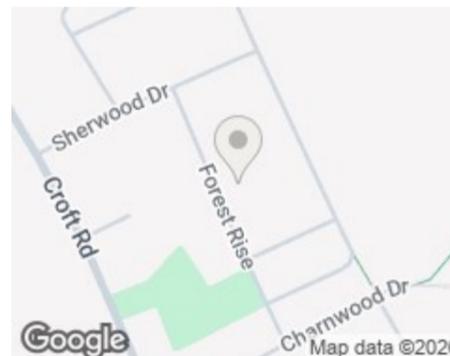
contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00

Sunday www.hortonknights.co.uk

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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			
England & Wales		EU Directive 2002/91/EC	

