

FOR SALE



17 ROBERTS ROAD
BALBY
DN4 0JN

OFFERS OVER £139,995

- Mid Town House
- Upvc Double Glazing
- Lounge/diner
- Bathroom
- Council Tax Band A
- Three Bedrooms
- Gas Central Heating
- Fitted Kitchen
- Private Rear Garden
- Energy Performance Rating D

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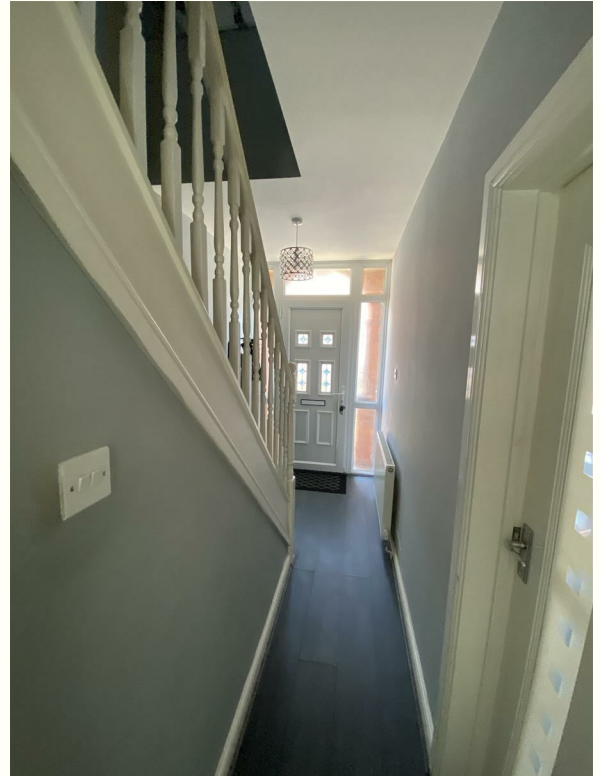
Briefly comprising:

Entrance:

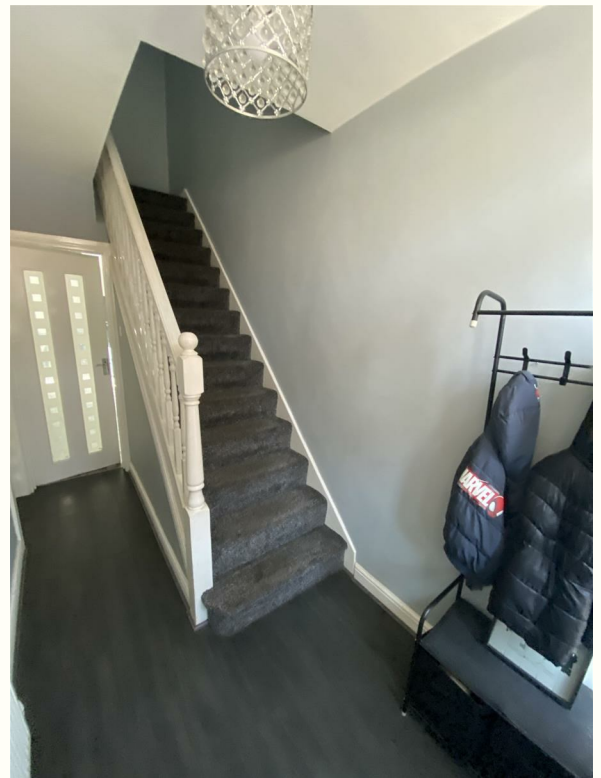
Upvc entrance door with matching glazed side panels leading to:

Entrance hallway:

Spindled staircase leading off. Single panelled central heating radiator.
Laminate flooring.



Entrance hallway:



Lounge/diner:
 24'9" exc square bay x 11'5"max (7.54m exc square bay x 3.48mmax)
 Two wall mounted modern graphite radiators. Five double power points.
 Upvc French doors lead to the rear garden. Lmianta flooring.



Lounge/diner:



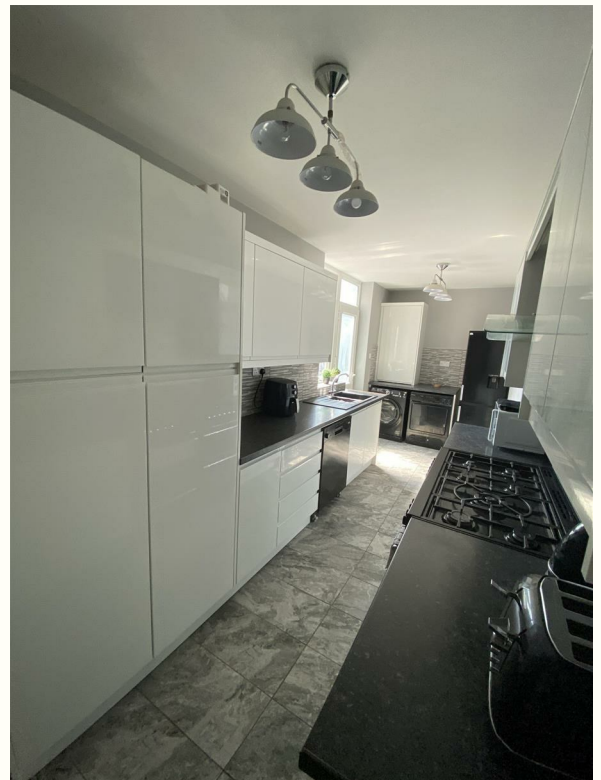
Lounge/diner:



Lounge/diner:**Kitchen:**

20'2"max x 6'9"max (6.15mmax x 2.06mmax)

Fitted with a range of white high gloss wall and base units. 1.1/2 bowl sink unit with mixer tap inset into granite effect work surfaces. Belling double oven, six ring gas cooker. Canopy extractor fan above with light. Plumbed for automatic washing machine. Single panelled central heating radiator. Five double power points plus those concealed serving the electrical appliances. Wall mounted ideal combination boiler which serves both the gas central heating system and the domestic hot water supply. Complimentary tiling. Ceramic tiled floor. Half glazed Upvc door leading to the rear garden. Door leading to:



Kitchen:



Kitchen:

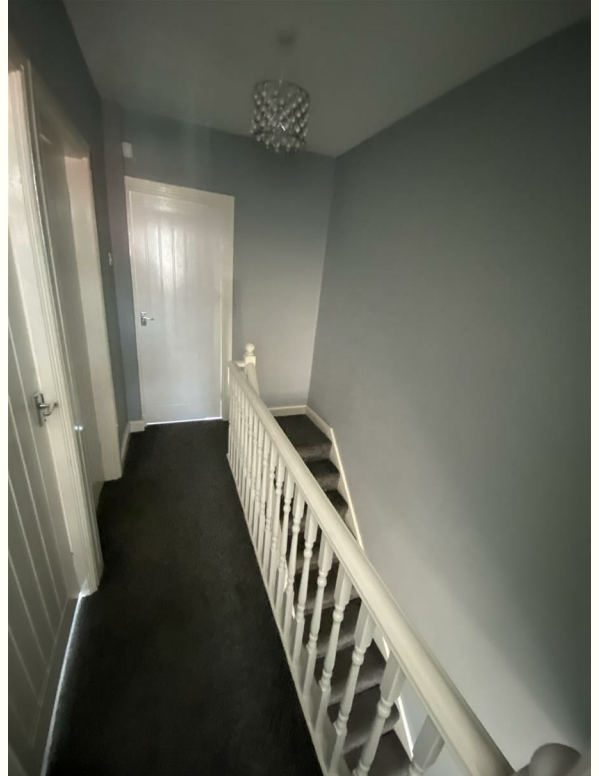


Cellar:
With power and light.

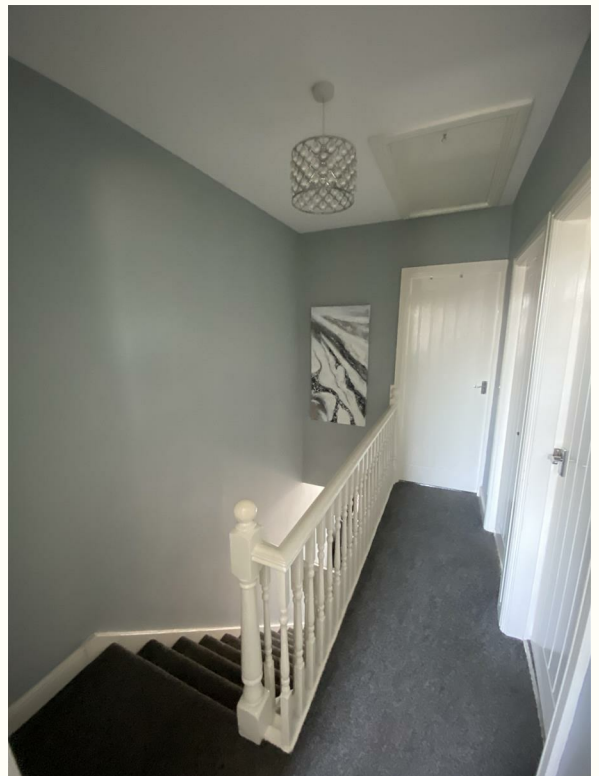
Staircase:

First floor landing:

Spindled balustrade. Loft hatch with ladder leading to the part boarded loft with light.



First floor landing:



Bedroom no.1 front double:

11'10" x 9'1" exc robes (3.61m x 2.77m exc robes)

Fitted with a range of built-in robes with hanging rail and shelving. Single panelled central heating radiator. Three double power points.



Bedroom no.1 front double:



Bedroom no.1 front double:



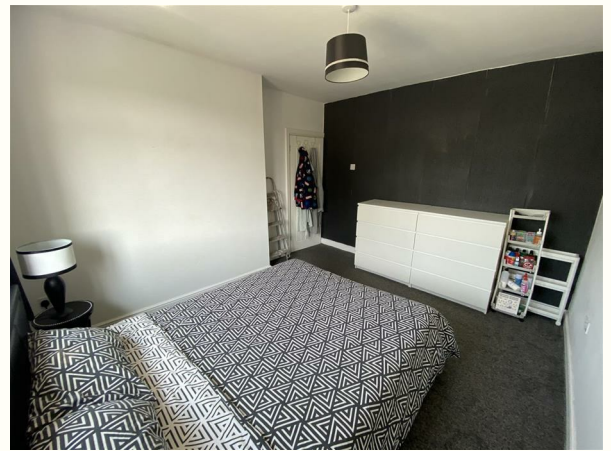
Bedroom no.2 rear double:

12'8"max x 11'0"max (3.86mmax x 3.35mmax)

Single panelled central heating radiator. Four double power points.



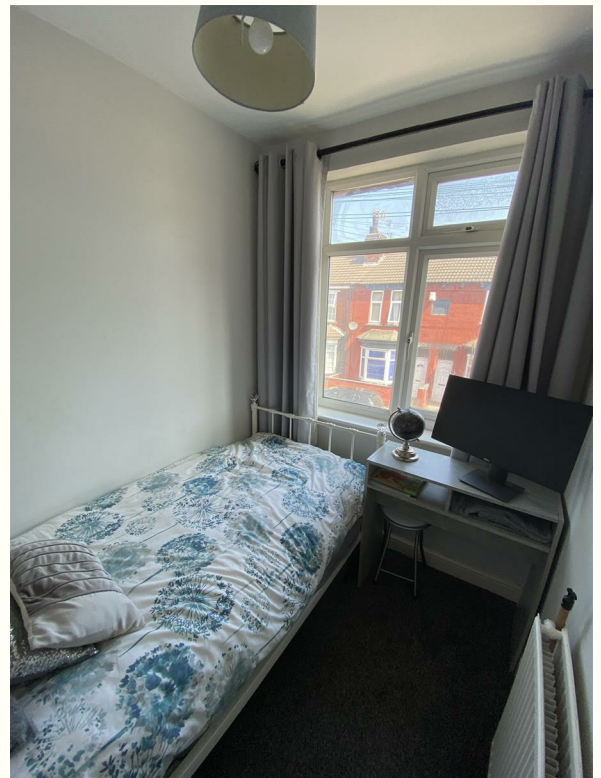
Bedroom no.2 rear double:



Bedroom no.3 front:

6'8" x 5'11" (2.03m x 1.80m)

Double panelled central heating radiator. One double power point.



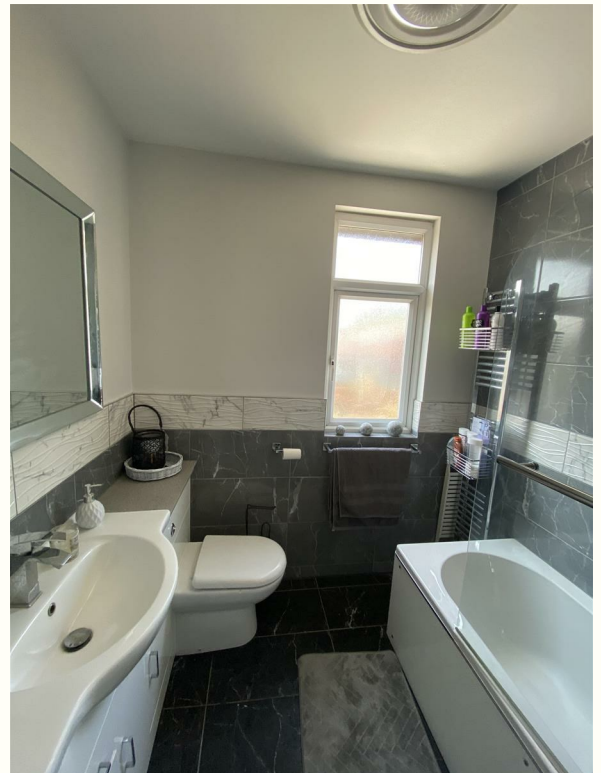
Bedroom no.3 front:



Bathroom:

7'1" x 6'10" (2.16m x 2.08m)

Fitted with a white panelled bath with shower mixer tap, vanity wash-hand basin with waterfall mixer tap and concealed cistern low flush W.C. Wall mounted ladder style radiator/towel rail. Complimentary tiling. Ceramic tiled floor.



Bathroom:



Bathroom:



Exterior:

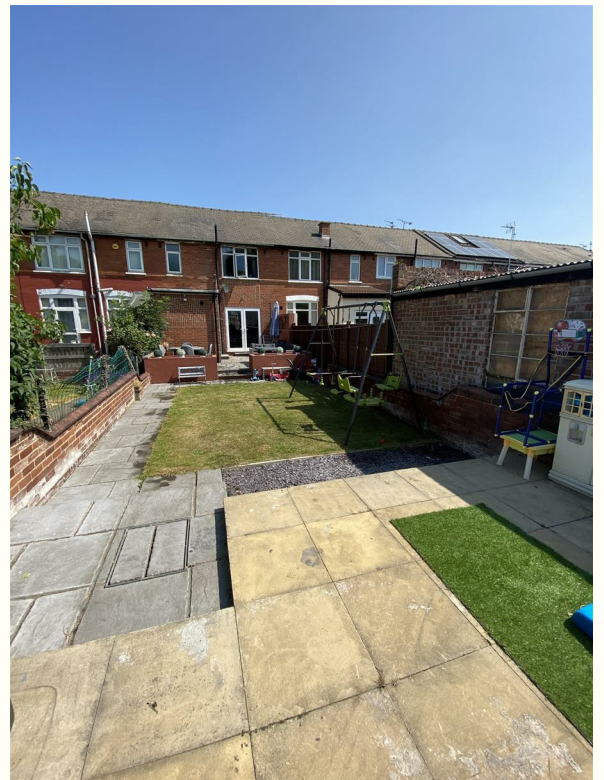
A timber pedestrian gate gives access to to the front of the property which is laid to slate chippings, bounded by brick walling. The private and enclosed rear garden is laid to lawn with a flagged patio area and is bounded by brick walling. Double external power point.



Exterior:



Exterior:



Exterior:**Tenure & possession freehold:**

The property is freehold and vacant possession will be given on completion.

Services:

Mains gas, electricity, water and drains are all connected to the property.

Council Tax Band:

We have been informed by Doncaster Metropolitan Borough Council that this property is in Band A.

Measuring policy:

The measurements in this brochure have been taken with a regularly tested disto laser measure. However, accuracy to within 6ins can only be guaranteed and we would, therefore, recommend to a prospective Purchaser that these are not to be relied upon.

Viewing:

Please contact Agent.

Free valuation:

If you are thinking of selling your home, please contact us for a FREE VALUATION and MARKETING ADVICE.

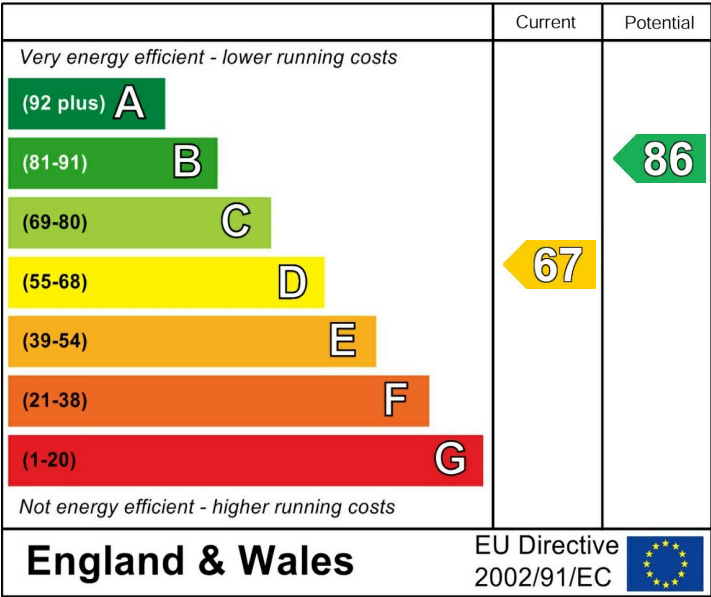
Making an offer:

Before contacting a Bank, Building Society or Solicitor, you should make an offer to our office as any delay may result in the sale being agreed to another Purchaser incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to give financial information in order to verify your position before we can recommend your offer to the Vendor.

Money laundering:

Estate Agents have been expected to comply with Money Laundering Regulations imposed by the Government, to verify the identity of all clients, both buyers and sellers alike. We would, therefore, ask that you assist us in complying with the regulations by providing identification when making an offer. We are obliged to have sight of original documentation, and will make certified copies. We will inform you at the time of making an appointment which documents might be suitable.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

