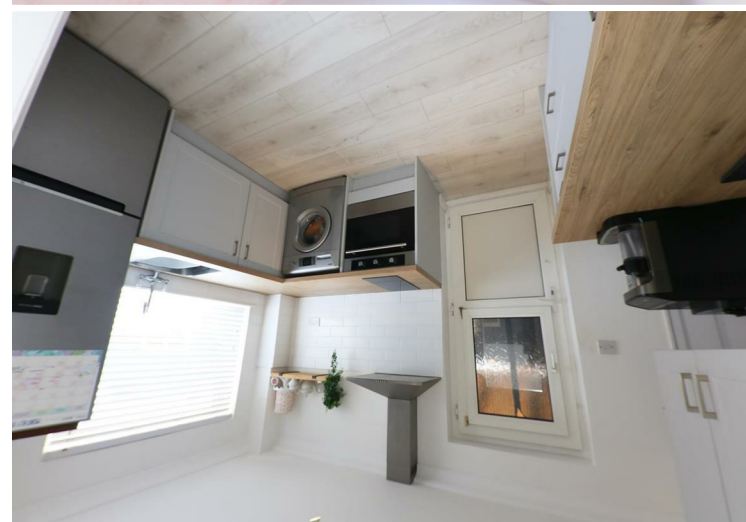
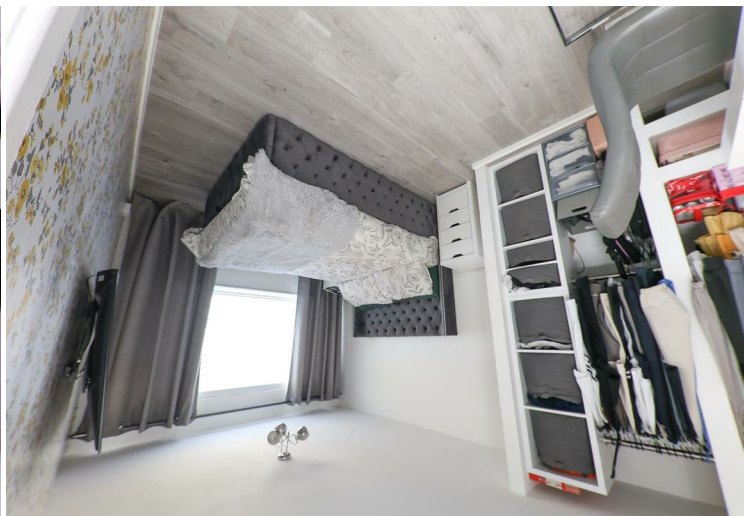




horton knights of doncaster

sales  
lettings  
and service



Melford Drive, Balby, Doncaster, DN4 9AT  
Offers Around £180,000



JUST LISTED..... A LOVELY 3 BEDROOM SEMI DETACHED HOUSE / STYLISH INTERIOR / MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES / MODERN CONTEMPORARY STYLED BATHROOM WITH SHOWER / LANDSCAPED REAR GARDEN / AMPLE PARKING TO THE FRONT / VERY POPULAR LOCATION / EARLY VIEWING ESSENTIAL //

A perfect starter home and priced to sell, a lovely 3 bedroom semi detached house. It has pvc double glazing and briefly comprises: Entrance hall, open plan lounge and dining room, modern fitted kitchen with integrated cooking appliances, first floor landing, 3 bedrooms and a modern contemporary bathroom. Outside the front offers ample parking for 2 cars side by side, and a lovely enclosed rear garden landscaped with a porcelain tiled patio and artificial lawn....that means low maintenance !!!! Very popular estate with good access to local schools, shops, supermarkets and the A1 making it perfect for commuters. EARLY VIEWING IS ESSENTIAL.

ACCOMMODATION

A pvc double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase to the first-floor accommodation, a contemporary styled electric radiator, modern laminate flooring, coving and a central ceiling light.

OPEN PLAN LOUNGE & DINING ROOM

26'8" x 12'0 narrowing to 7'0" (8.13m x 3.66m narrowing to 2.13m)

This is a beautiful dual aspect open plan living space and is probably better demonstrated by the photographs. It has modern feature panelling, modern laminate flooring, pvc double glazed windows, a feature stove type fireplace. There are 2 central ceiling light points, coving to the ceiling and a doorway into the kitchen.

FITTED KITCHEN

10'7" x 7'7" (3.23m x 2.31m)

This is fitted with a range of modern grey coloured wall and base units, with a contrasting work surface and tiled splash back. There is a ceramic hob with an extractor hood above, an integrated oven, deep recess suitable for a tall fridge freezer, a single bowl stainless steel sink with a mixer tap over, a pvc double glazed window with an outlook to the rear, a pvc double glazed stable type door and a built in under stairs storage cupboard, all finished with modern laminate flooring, coving and a ceiling light.

FIRST FLOOR LANDING

There is a pvc double glazed window to the side, coving to the ceiling, ceiling light and an airing cupboard which houses a hot water cylinder with an immersion heater fitted.

BEDROOM 1

13'4" x 8'9" (4.06m x 2.67m)

This is a large double bedroom, it has a pvc double glazed window to the front, laminate flooring, built in open style wardrobe and a ceiling light.

BEDROOM 2

13'0" x 8'9" (3.96m x 2.67m)

A good size second double bedroom, it has a pvc double glazed window to the rear, central ceiling light and an access point into the loft space.

BEDROOM 3

9'6" x 6'0" (2.90m x 1.83m)

Cleverly designed to maximize space, it has a built-in bed base, a pvc double glazed window, laminate flooring and a built-in open wardrobe.

CONTEMPORARY BATHROOM

This is fitted with a modern white suite that comprises of a shower style bath with glazed shower screen and electric shower over including a rainfall shower head, a wash hand basin and a low flush wc inset to the bathroom furniture. There is modern tiling to the walls and bathing areas, a pvc double glazed window and a marble effect vinyl tile flooring.

OUTSIDE

The front has been hard landscape and provides car parking for two cars side by side with ornamental shaped flower bed.

To the side of the property, double gated access opens to provide access into the garden, there is a carport to the side with a lean-to style roof. The ground has been tiled to provide extra patio and garden space.

REAR GARDEN

The side opens into the rear; it has an artificial lawn all nicely enclosed with walling and fencing to the perimeters. There is a continuation of the porcelain tiles to create a patio and sitting area. There is a large brick store which has power and light laid on, a pvc double glazed window and a pvc double glazed door. perfect additional storage for utilities including tumble dryers, freezers etc.

AGENTS NOTES:

TENURE - FREEHOLD

SERVICES - All mains services are connected.

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

HEATING - Independent background heaters.

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 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.

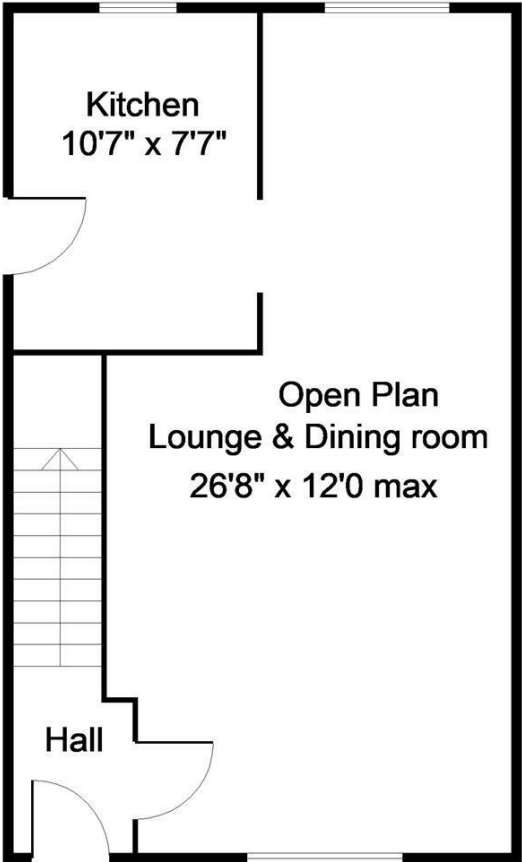
this instance, the sellers (not horton knights) will charge offerors an admin fee of £49.00 plus VAT per person to conduct AML/ID checks.

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

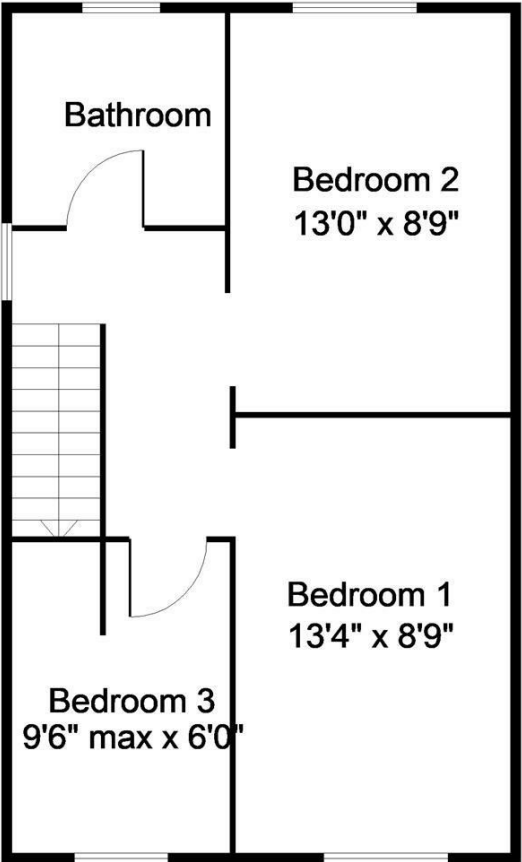
INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

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. Please note in



Ground Floor



First Floor

