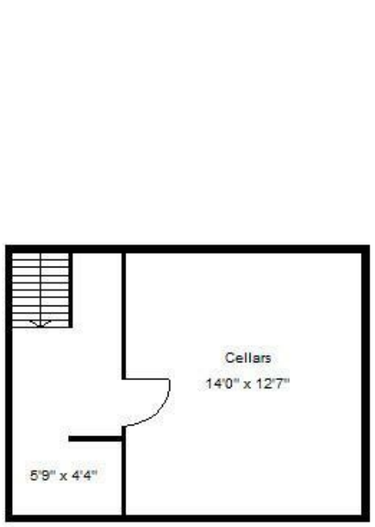


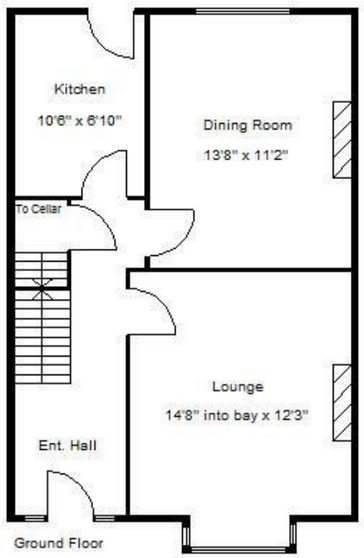




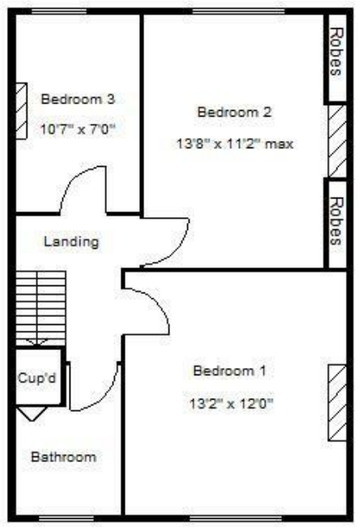




Cellars



Ground Floor



First Floor

sales
lettings
and service

horton knights
of doncaster

9, Furnival Road, Balby, Doncaster, DN4 0PJ



3 BEDROOM SEMI DETACHED HOUSE / GOOD SIZED ROOMS / FIRST FLOOR BATHROOM / BEAUTIFUL SOUTH-WESTERLY FACING GARDEN ENJOYING THE AFTERNOON AND EVENING SUN / CLOSE TO LOCAL AMENITIES ON BALBY ROAD & CITY CENTRE / CASH BUYERS ONLY /NO UPWARD CHAIN //

Located on this attractive city centre roadway, a good sized 3 bedroom semi detached house. It has a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance hall with stairs down to the cellar, front facing lounge, separate dining room, kitchen, first floor landing, 3 good sized bedrooms and bathroom. There is a double cellar on the ground floor plus outside there is a workshop and W/C. To the rear there is a beautiful south-westerly facing rear garden, on street parking. Well placed with access to local amenities, viewing is highly recommended.

Asking Price £115,000

39 Printing Office Street, Doncaster, DN1 1TP
Tel: 01302 760322 Fax: 01302 760344

ACCOMMODATION
A PVC double glazed entrance door with matching side screens leads into the property's entrance hall.

ENTRANCE HALL
This is a long hallway with tall ceilings, it has a staircase leading to the first floor accommodation, a door giving access to a second set of stairs leading to the cellars, a central heating radiator, 2 ceiling lights and a door to the lounge.

LOUNGE
4.47m into bay x 3.73m (14'8" into bay x 12'3")
A good sized front facing reception room, it has a broad PVC double glazed window to the front, a gas fire, a central heating radiator, a ceiling light and double opening doors which lead into a separate dining room.

DINING ROOM
4.17m x 3.40m (13'8" x 11'2")
This has a PVC double glazed window with an outlook to the rear, a feature fireplace, a central heating radiator and a ceiling light.

KITCHEN
3.20m x 2.08m (10'6" x 6'10")
Fitted with a range of base and wall units with a work surface over, there is a single drainer stainless steel sink unit with a mixer tap, tiled splashbacks, plumbing for an automatic washing machine, room for a tumble dryer and a gas cooker point with a free standing gas cooker. There is a fridge freezer which is included in the sale price, a built in pantry style cupboard, 2 ceiling lights, a PVC double glazed door and a PVC double glazed window.

FIRST FLOOR LANDING
With a linen storage cupboard and doors to the bedrooms and bathroom.

BEDROOM 1
4.01m x 3.66m (13'2" x 12'0")
A large double bedroom, it has a broad PVC double glazed window to the front, a ceiling fan, a separate ceiling light and a central heating radiator.

BEDROOM 2
4.17m x 3.40m max (13'8" x 11'2" max)
A good sized second double bedroom, it has a PVC double glazed window to the rear, built in cupboards set in to the chimney recesses, a central heating radiator and a ceiling light.

BEDROOM 3
3.23m x 2.13m (10'7" x 7'0")
A comfortable third bedroom, it has a PVC double glazed window to the rear, a central heating radiator and a ceiling light.

BATHROOM
Fitted with a white suite comprising of a panelled bath with a shower over including a glazed shower screen, a pedestal wash hand basin and a low flush W/C. There is a PVC double glazed window to the front, an extractor fan, a ceiling light, an access point into the loft space and a built in cupboard which houses the hot water cylinder.

CELLARS
Useful storage space with light, presently used as a workshop.

OUTSIDE
To the front of the property, there is a small forecourt garden.

REAR GARDEN
The rear garden is a good size, this enjoys a south-westerly aspect and is all beautifully manicured with artificial lawns, flower beds and borders stocked with a variety of shrubs and plants and a stone paved patio and sitting area. It should be noted, the rear garden is not directly overlooked, there is external water, power and flood lighting. There are also several outbuildings including a large garden store with shelving and power plus a separate W/C which has a high flush W/C, light laid on and a window.

AGENTS NOTES:
TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - Majority PVC double glazing, where stated. (excluding outbuildings) Age of units various.

HEATING - Gas radiator central heating boiler supplies a tank of hot water for the domestic hot water and central heating systems. Age of boiler TBC.

COUNCIL TAX - Band A.

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

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

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.

