

# horton knights of doncaster

102 Tickhill Road, Balby, Doncaster, South Yorkshire, DN4 8QQ



**LARGE 3 BED SEMI/ EXTENDED BREAKFAST KITCHEN/ SOUTH WESTERLY FACING REAR GARDEN/ AMPLE PARKING/ WELL ESTABLISHED ROADWAY/ NO UPWARDS CHAIN/ MUST BE VIEWED TO BE APPRECIATED//**

If you're looking for a nice big family house then this may be the perfect property for you, its a pretty substantial period semi. It has a gas central heating via a combination boiler, double glazing and briefly comprises: Entrance hall, spacious open plan lounge and dining room with a lovely big bay window to the front, extended breakfast kitchen, first floor landing, 3 bedrooms, 2 large doubles and a single, plus a modern white bathroom with shower. Outside there is a long front garden offering ample parking, plus a detached garage, and an enclosed SW facing sunny rear garden. Super location with access to amenities in Woodfield Plantation, including a 24 hr Tesco, local schools and easy access to the A1/M18 and motorway networks.

**Offers Over £210,000**



### **ACCOMMODATION**

Two pvc double glazed double doors lead into a little entrance porch.

### **ENTRANCE PORCH**

This has a laminate floor covering and further substantial timber glazed door which leads into the property's entrance hall.

### **LONG ENTRANCE HALL**

Again, this has a modern laminate floor covering, a central heating radiator, a tall built in storage cupboard with coat rail, shelving etc and staircase to the first floor accommodation which is painted in grey with a panelled side. A door from here leads into a now open plan living/ dining room.

### **LOUNGE**

4.17m x 3.43m (13'8" x 11'3")

The lounge area has a deep pvc double glazed bay window to the front with fitted blinds, a central heating radiator, picture rail, a ceiling light and broad opening which returns into the dining area.

### **DINING AREA**

4.34m x 4.01m (14'3" x 13'2")

There is a timber casement window, a central heating radiator, picture rail, coving, fitted roller blind and fitted carpets to both rooms. A doorway through into an extended kitchen.

### **EXTENDED BREAKFAST KITCHEN**

5.11m x 2.24m (16'9" x 7'4")

This is probably better demonstrated by the photographs. It is a good size, a nice bright space with room for a breakfast table. There is a four ring ceramic hob, integrated oven, built in units including a single drainer stainless steel sink unit with plumbing for an automatic washing machine and room for a tall fridge freezer. Finished with vinyl flooring, a pvc double glazed window, coat rail and a door to a large understairs storage cupboard which houses a gas fired combination type boiler supplying the domestic hot water and central heating systems. A second door from the kitchen leads out into a rear porch.

### **REAR PORCH**

This has timber casement glazing with a door giving access onto a decked patio and sitting area which in turn leads down to the garden.

### **FIRST FLOOR LANDING**

There is a pvc double glazed window to the side, a central ceiling light and doors to the bedrooms and bathroom.

### **BEDROOM 1**

4.37m into bay x 3.45m (14'4" into bay x 11'4")

A large double bedroom, it has a pvc double glazed bay window to the front with fitted blinds, a central heating radiator, coving, a ceiling light and fitted carpet.

### **BEDROOM 2**

4.06m max x 3.45m max (13'4" max x 11'4" max )

Again, an excellent sized second double bedroom, it has a pvc double glazed window with an outlook over the rear garden, a central heating radiator, a central ceiling light and fitted carpet.

### **BEDROOM 3**

2.46m x 1.83m (8'1" x 6'0")

A front facing bedroom, it has a pvc double glazed window to the front, a central heating radiator, picture rail and fitted carpet.

### **HOUSE BATHROOM**

Fitted with a modern white suite that comprises of a panelled bath with mixer shower over, pedestal wash hand basin and a low flush w/c. There are two pvc double glazed windows to the side and rear elevations, a central heating radiator, vinyl flooring and inset spotlighting to the ceiling.

### **OUTSIDE**

To the front of the property there is a large paved parking area with ample room for 3/4 cars. A shared driveway gives access to the side and rear via security gates.

### **REAR GARDEN**

A lawned garden with paved pathway which in turn leads to a large garage.

### **GARAGE**

With two pvc double glazed windows, light and power laid on and a security style roller shutter door.

### **AGENTS NOTES:**

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with PVC double glazing.

HEATING - The property has a gas radiator central heating system fitted.

COUNCIL TAX - This property is Band B.

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 02, Vodafone, EE and Three.

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.

