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Harewood Close, Balby, Doncaster, South Yorkshire, DN4 9EU
Guide Price £250,000 - £270,000

This substantial detached family home is situated in this really well regarded part of Balby and offers extensive accommodation which viewers might not expect on first sight of the property.

The property benefits from gas fired central heating, PVC double glazing and briefly comprises: Entrance hallway, ground floor W/C, large open plan dining kitchen with integrated appliances, first floor landing, first floor lounge plus 2 bedrooms and the main house bathroom, second floor landing, 2 large double bedrooms and second floor shower room. Outside the property has off street parking to the front with a small open plan garden, a good sized integral garage and an enclosed rear garden. Situated where the property is affords it great access to local amenities including supermarkets, schools, bus routes etc. All in all, it is a really nicely proportioned family home and is in ready to move into condition. Viewing is HIGHLY recommended to appreciate both the size and quality that is on offer.

ACCOMMODATION

A double glazed composite style entrance door with a PVC double glazed side screen gives access into the property's entrance hall.

ENTRANCE HALL

With coving to the ceiling, ceramic tiled floor, a useful built in storage cupboard, a personnel door giving access into the integral garage and doors leading off to the ground floor accommodation.

GROUND FLOOR W/C

Fitted with a white suite comprising of a low flush W/C, a pedestal wash hand basin with a tiled splashback and a matching tiled window sill, a central heating radiator, tiled flooring continuing through from the entrance hall and a PVC double glazed window to the side elevation.

OPEN PLAN DINING KITCHEN

17'9" x 15'3" max (5.41m x 4.65m max)

This is a really nice large space, fitted with a range of oak style wall mounted cupboard and base units with a block wood effect work surface above, incorporating a 1 1/2 bowl stainless steel sink with neutral coloured tiled splashbacks. There is an integrated brushed stainless steel electric fan assisted oven with a matching four ring gas hob and a brushed stainless steel extractor hood above, an integrated dishwasher, plumbing for a washing machine with an appliance recess and ample space for a double height fridge freezer. The ceramic tiling to the floor is once again continued through from the entrance hall with a PVC double glazed window and PVC double glazed French style doors giving access into the rear garden, a large central heating radiator and an abundance of brushed aluminum halogen spotlights to the kitchen area.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

REAR GARDEN

The rear garden provides a nice private enclosed space, ideal for children and pets, it has a raised decked area stepping down to a shaped lawn with well stocked flower borders with a variety of small shrubs, trees and flowering plants. There is also concrete posts and timber fencing to the boundary and an external water tap attached to the rear elevation of the house.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - Fitted with PVC double glazing.

HEATING - Gas radiator central heating system fitted via a combination type boiler.

COUNCIL TAX - Band C.

There is a PVC double glazed window to the side, a built in storage cupboard, a further PVC double glazed window to the front elevation, two central heating radiators, coving to the ceiling and doors leading off to the first floor accommodation.

LOUNGE

13'9" x 11'4" (4.19m x 3.45m)

The first floor sitting room is well proportioned and has a PVC double glazed window to the front, a double panel radiator, decorative coving to the ceiling and wood style laminated flooring.

BEDROOM 2

10'8" x 10'7" max (3.25m x 3.23m max)

A lovely sized double bedroom with a PVC double glazed window to the rear, a central heating radiator and fitted wardrobes providing hanging rail and shelving space.

BEDROOM 4

7'0" x 6'10" (2.13m x 2.08m)

A nice compact bedroom which could work as a single bedroom or an office space with a PVC double glazed window to the rear and a central heating radiator.

BATHROOM

6'9" x 5'9" (2.06m x 1.75m)

Smartly fitted with a 3 piece white suite comprising of a low flush w/c, a pedestal wash hand basin and a panelled bath with tiling to the bathing and splashback areas, further polished ceramic tiled flooring, an extractor fan, chrome finished halogen spotlights inset to the ceiling, a central heating radiator and a PVC double glazed window to the side.

SECOND FLOOR LANDING

Stairs rise from the first floor landing to the second floor landing.

There is a PVC double glazed window to the side elevation, a central heating radiator and a built in airing cupboard housing a hot water cylinder and shelving for linen.

BEDROOM 1

14'8" x 9'6" max (4.47m x 2.90m max)

This bedroom at its widest point extends to the full width of the house and is a lovely size with a PVC double glazed window to the front and a central heating radiator.

BEDROOM 3

11'0" x 10'3" (3.35m x 3.12m)

Another lovely sized double bedroom with a double glazed velux style window to the rear, a central heating radiator, a built in wardrobe and over head storage cupboards finished in a lovely contemporary grey wood style providing ample hanging rail and shelving space.

SHOWER ROOM

Again a nicely proportioned space with a 3 piece suite comprising of a low flush W/C, a pedestal wash hand basin and a shower cubicle housing a mains plumbed shower. There is tiling to the shower cubicle and splashback areas, a further polished ceramic tiled floor, a central heating radiator, a double glazed velux window, spotlights to the ceiling and an extractor fan to the side.

OUTSIDE

To the front of the property there is a tarmac driveway providing off street parking and a small gravel garden area with a flower bed and paved access pathway leading to the entrance door (this could be converted to provide extra parking if required). The driveway leads to the integral garage.

INTEGRAL GARAGE

18'7" x 8'5" (5.66m x 2.57m)

With an up and over door to the front, light and electricity supplied and a personnel door which leads into the entrance hall.

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, Vodafone and 02.

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 |
| | 76 | 86 |