

horton knights of doncaster

sales  
lettings  
and service



Balmoral Road, Wheatley Hills,  
Offers Over £300,000

**GOOD SIZED 4 BEDROOM DETACHED HOUSE / CENTRAL LOCATION / EASY ACCESS TO THE CITY CENTRE / 2 GARAGES PLUS ADDITIONAL PARKING / SEVERAL WORKSHOPS AND GREENHOUSE //**

Located on this popular roadway, 4 bedroom detached houses. which has PVC double glazing, gas radiator central heating and briefly comprises: Entrance hall with ground floor W/C off, lounge with a dining area, second sitting/dining room, a large kitchen, first floor galleried landing, 4 bedrooms all of which are a good size plus a modern white bathroom including a mixer shower over the bath. Well placed with access to Doncaster City Centre and local amenities including Doncaster Royal Infirmary and surrounding areas.

**ACCOMMODATION**

A canopy gives shelter to a PVC double glazed entrance door with matching side screens and leads into the property's entrance hall.

**ENTRANCE HALL**

This has a staircase leading to the first floor accommodation with a built in under stairs storage cupboard, a central heating radiator, coving to the ceiling, a central ceiling light and a door into a spacious lounge and dining room.

**LOUNGE**

**21'3" x 12'4" (6.48m x 3.76m)**  
This has a dual aspect with a broad PVC double glazed window to the front and further sliding patio doors to the rear. There are 2 central heating radiators, a feature fire place with a living flame gas fire inset, coving, 2 ceiling pendant lights and a laminate floor covering.

**DINING ROOM**

**11'4" x 10'6" (3.45m x 3.20m)**  
A separate room, it has a PVC double glazed window to the front, a central heating radiator, coving and a central ceiling light.

**KITCHEN**

**12'7" x 9'8" (3.84m x 2.95m)**  
All smartly finished with grey coloured cabinet doors, a contrasting work surface, a tiled splashback, a modern porcelain type sink with a mixer tap, plumbing for an automatic washing machine. There is a central heating radiator, a tiled floor covering, a PVC double glazed window with an outlook over the rear garden, a PVC double glazed exterior door, coving to the ceiling and a central ceiling light.

**GROUND FLOOR W/C**

All smartly finished with a white suite comprising of a low flush W/C, a wash hand basin, a PVC double glazed window and a central ceiling light.

**FIRST FLOOR LANDING**

A galleried style landing, from here there is an access point into the loft space, doors to the bedrooms and bathroom, a PVC double glazed window to the front and a central heating radiator.

**BEDROOM 1**

**12'4" x 12'4" (3.76m x 3.76m)**  
A large double bedroom, it has a broad PVC double glazed window to the front, a central heating radiator, coving and a central ceiling light.

**BEDROOM 2**

**10'9" x 10'4" (3.28m x 3.15m)**  
A second double sized bedroom with a PVC double glazed window to the front, a central heating radiator, coving, a central ceiling light and a modern laminate floor covering.

**BEDROOM 3**

**10'4" x 10'4" max (3.15m x 3.15m max)**  
Again a good size, it has a PVC double glazed window with an outlook over the property's rear garden, a central heating radiator and a central ceiling light.

**BEDROOM 4**

**12'4" max x 9'0" (3.76m max x 2.74m)**  
Currently used as an office, this has a PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

**HOUSE BATHROOM**

Fitted with a white suite comprising of a panelled bath

with a mixer shower over, a pedestal wash hand basin and a low flush wc, central heating radiator, vinyl floor covering, PVC double glazed window, ceiling light and a door to a built in linen cupboard.

**OUTSIDE**

The property stands on a good sized plot, to the front there is a walled garden with a driveway which provides car standing and in turn leads to a garage. The front is mainly lawned and has shaped flower beds and border stocked with a variety of shrubs and plants. To the opposite side of the house there is a further single garage which is used for additional storage however the front can be easily changed to provide car standing for additional vehicles if required.

**REAR GARDEN**

All nicely enclosed with walling and hedging to the perimeters, it is well maintained and has several paved patio and sitting areas, a central lawn, decorative stones and an ornamental water feature. There are also 2 additional sectional stores and an aluminium framed green house.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age-various

HEATING - Gas central heating, via a combination type boiler. Age - unknown.

COUNCIL TAX - Band E.

**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

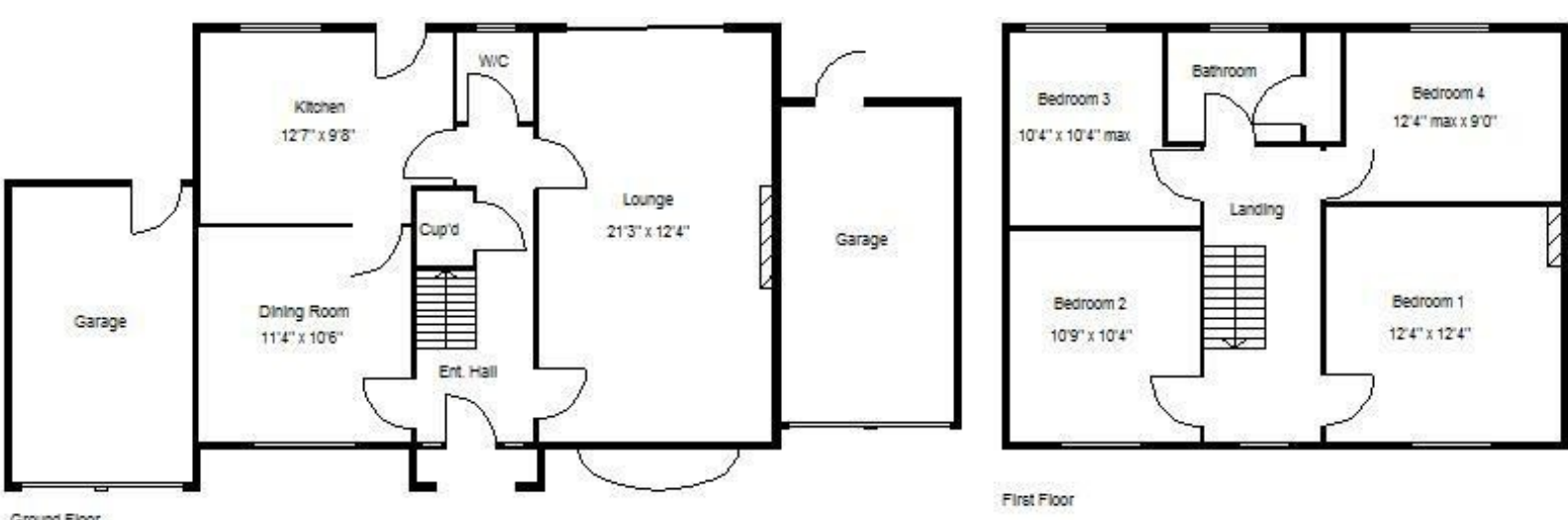
reference and is NOT a scale drawing.

**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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	