

horton knights of doncaster

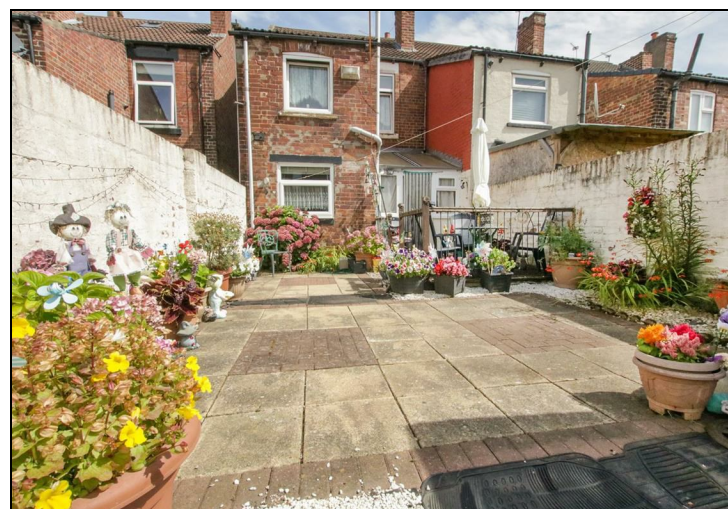
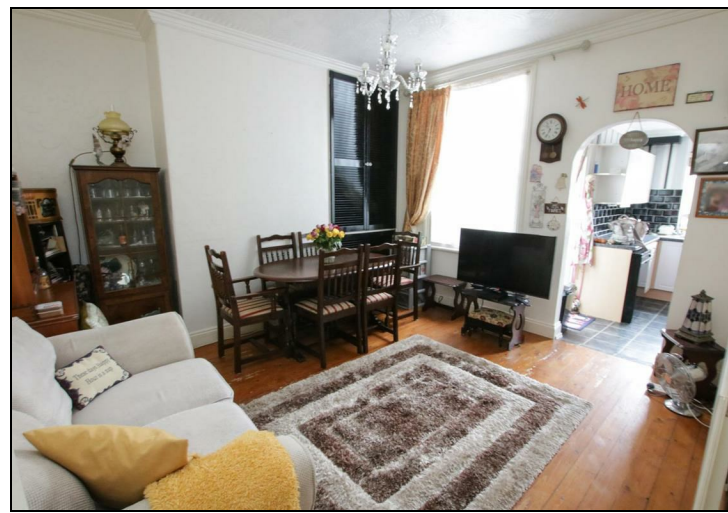
23 St. Johns Road, Balby, Doncaster, DN4 0QJ



VERY LARGE 2 BEDROOM BAY FRONTED END TERRACED HOUSE / POPULAR RESIDENTIAL ROADWAY / ACCESS TO AMENITIES ON BALBY ROAD AND THE CITY CENTRE / SOUTH WESTERLY FACING SUNNY REAR COURTYARD STYLE GARDEN / OFF ROAD PARKING / EARLY VACANT POSSESSION / VIEWING RECOMMENDED //

Located on this popular roadway, a substantial 2 bedroom bay fronted terraced house, The property has a gas radiator central heating system via a modern combination type boiler, PVC double glazing where stated and briefly comprises: Entrance hall with stairs to first floor, 2 separate reception rooms, kitchen with access to the cellars, lean to style utility room, long first floor landing with access to a boarded loft with window, 2 large double bedrooms and a large 4 piece bathroom including a separate shower enclosure. Outside there is an enclosed rear courtyard garden with opportunity for off road parking, it is on the south-westerly side and therefore has the benefit of sun in the afternoon and evening. Offered with no onward chain... viewing is highly recommended.

Offers Over £80,000



ACCOMMODATION

A PVC double glazed entrance door with decorative glaze inset and a fan light over leads into the property's entrance hall.

ENTRANCE HALL

This is a good size with a staircase to the first floor accommodation, a tall ceiling with ornate cornicing, a central heating radiator behind a radiator grille, a laminate floor covering and a door into the sitting room.

SITTING ROOM

4.34m into bay x 3.86m (14'3" into bay x 12'8")

A front facing reception room having a deep PVC double glazed bay window to the front, a feature fireplace with a gas fire inset, solid wood TNG floor boarding, a central heating radiator, ornate cornicing to the ceiling, a picture rail and a ceiling rose.

LIVING/ DINING ROOM

4.04m x 3.99m (13'3" x 13'1")

A second door from the hallway leads into the living room, this has a PVC double glazed window giving an outlook towards the rear, a central heating radiator, ornate cornicing to the ceiling, a central ceiling rose and a ceiling light. again, finished with solid wood TNG flooring and a broad opening which leads through into the kitchen.

KITCHEN

3.20m x 2.59m (10'6" x 8'6")

This is fitted with a range of high and low level units with a work surface over which extends to create a breakfast bar, there is a twin circular sink and drainer set with a mixer tap, a deep recess suitable for a gas cooker, plumbing for an automatic washing machine and room and plumbing for a dishwasher. With coving to the ceiling, a central ceiling light, a doorway which leads down to the cellar and a further exterior type door which leads into a lean to style utility room.

LEAN TO UTILITY ROOM

This has a range of base and wall units, a PVC double glazed exterior door, a lean to style roof and power laid on.

FIRST FLOOR LANDING

This is a long galley style landing, an original cupboard which gives access to a set of ladders giving access into a boarded loft space which has electricity and doors to the bedrooms and bathroom.

BEDROOM 1

5.08m max x 3.73m (16'8" max x 12'3")

A huge double bedroom as evidenced by the room measurements, it has a range of built in furniture set into the recess with a central heating radiator, a PVC double glazed window, ornate cornicing, a central ceiling rose and a ceiling light.

BEDROOM 2

4.01m x 3.23m (13'2" x 10'7")

A good sized second double bedroom, it has a PVC double glazed window with an outlook over the property's rear, a double panel central heating radiator and a ceiling light.

BATHROOM

Fitted with a four piece suite that comprises of a corner bath with a cradle shower mixer, a separate shower enclosure with a mains plumbed thermostatic shower, a pedestal wash hand basin and a low flush W/C. There is a PVC double glazed window, laminate flooring and a deep in built cupboard which houses the gas fired combination type boiler (fitted 2022) which supplies the domestic hot water and central heating system.

BOARDED LOFT

This is boarded and has a double glazed window to the end wall and an electricity supply.

OUTSIDE

REAR GARDEN

To the rear of the property, there is a beautiful enclosed courtyard, this is designed for easier and lower maintenance with hard paved areas, a decked patio and sitting area, external flood lighting, external water and double opening splaid gates which give access to a wide rear lane and therefore perfect for car parking and vehicular access. The rear courtyard is situated on the westerly side of the road, therefore enjoys the afternoon and evening sunshine.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating. Age of boiler unknown, last serviced July 2024.

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, O2 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

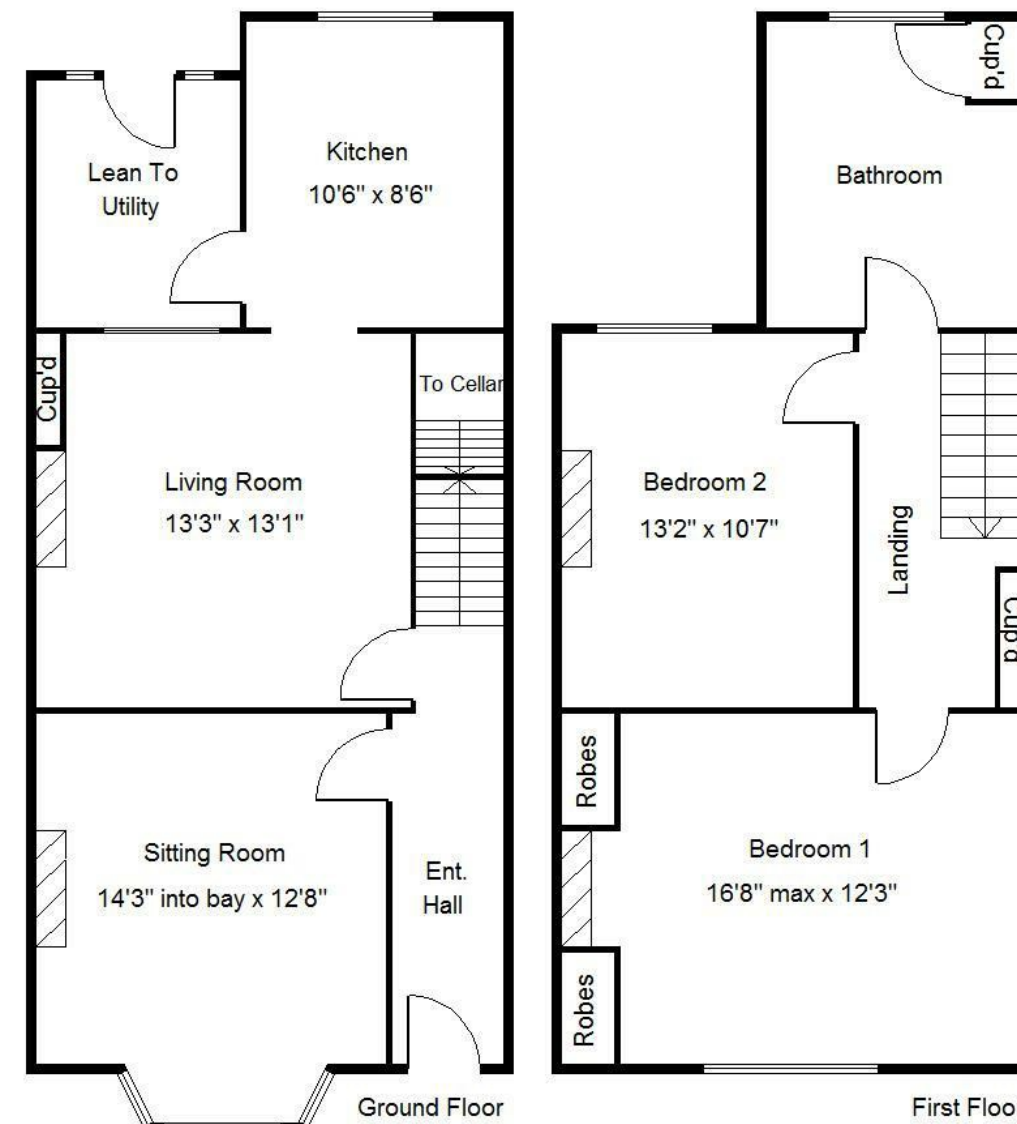
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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)	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	80