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Horse Shoe Court, Balby, Doncaster, DN4 0FF  
Guide Price £135,000 - £140,000

**2 DOUBLE BEDROOM SEMI DETACHED HOUSE / AMPLE PARKING & BRICK BUILT GARAGE / BEAUTIFUL BACKDROP WITH DISTANT VIEWS / GAS CENTRAL HEATING / NEWLY FITTED KITCHEN WITH INTEGRATED APPLIANCES / EARLY VACANT POSSESSION //**

Located on this popular cul-de-sac with a beautiful open aspect to the rear, a 2 double bedroom semi detached house. The property has a gas radiator central heating system via a modern boiler installed Dec. 2017, PVC double glazing and briefly comprises: Entrance hall with stairs to the first floor, spacious lounge, breakfast kitchen finished with modern units and integrated appliances, first floor landing, 2 good sized double bedrooms and a house bathroom. Outside are the front and rear gardens, the rear enjoys a beautiful backdrop with an elevated view towards Cusworth Hall. Situated close to a range of local amenities and offered with early vacant possession, viewing is highly recommended.

**ACCOMMODATION**

A substantial entrance door leads into the property's entrance hall.

**ENTRANCE HALL**

This has a staircase leading to the first floor accommodation, tiled flooring, a central heating radiator, a ceiling light, a coat rail and a white panelled door (which can be found throughout the remainder of the property) leads into the lounge.

**LOUNGE/ DINING AREA**

**13'7" x 12'8" max (4.14m x 3.86m max)**

This is a good sized room, it has a PVC double glazed window with an outlook to the front, a central heating radiator, a contemporary style fireplace, modern laminate flooring, coving, a central ceiling light, a smoke alarm and a door leading into the newly fitted breakfast kitchen

**BREAKFAST KITCHEN**

**12'8" x 9'9" max (3.86m x 2.97m max)**

This is probably better demonstrated by the floorplan and the photographs, recently updated with a range of modern high and low level units in a contrasting light and dark grey cabinet door with a matching work surface. There is a four ring gas hob with a glass splashback, an integrated oven, a composite style black sink with a matching tap, plumbing for an automatic washing machine, a recess suitable for a tumble dryer and an integrated fridge. The work surface extends on the opposite side to provide a breakfast bar with a central heating radiator. Double glazed door giving access onto the rear garden, a PVC double glazed window, two ceiling lights and concealed behind one of the corner cabinets is a wall mounted BAXI gas fired boiler which supplies the domestic hot water and central heating systems.

**FIRST FLOOR LANDING**

With an access point into the loft space, a smoke alarm, a ceiling light and doors to the bedrooms and bathroom.

**BEDROOM 1**

**12'8" x 8'4" (3.86m x 2.54m)**

A large double bedroom, it has a PVC double glazed window with an outlook over the rear garden and far reaching views, a central heating radiator and a central ceiling light.

**BEDROOM 2**

**12'8" max x 8'4" (3.86m max x 2.54m)**

A good sized second double bedroom, there is a PVC double glazed window to the front, a central heating radiator, a central ceiling light and a tall built in cupboard which houses the hot water cylinder with linen storage above.

**BATHROOM**

Fitted with a white suite that comprises of a panelled bath with an independent electric shower over including a shower rail, a pedestal wash hand basin and a low flush W/C. There is a double panel central heating radiator, a PVC double glazed window, an extractor fan and a ceiling light.

**OUTSIDE**

To the front of the property, there is an attractive corner garden, this has an open plan lawn to the front and a side driveway which in turn leads to a brick garage.

**DETACHED GARAGE**

With a metal up and over door, power and light laid on.

**REAR GARDEN**

The rear garden is all nicely enclosed with fencing to the perimeters, there is a decked area which extends and gives an outlook over open fields towards Cusworth Hall in the distance.

**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 approx 6 years (Dec. 2017).

COUNCIL TAX - 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 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

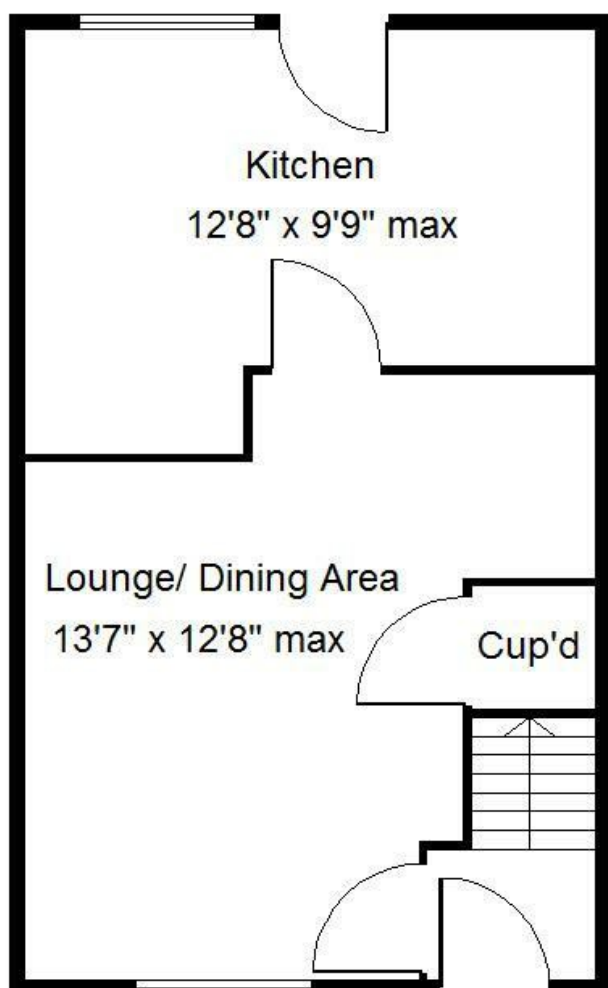
advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

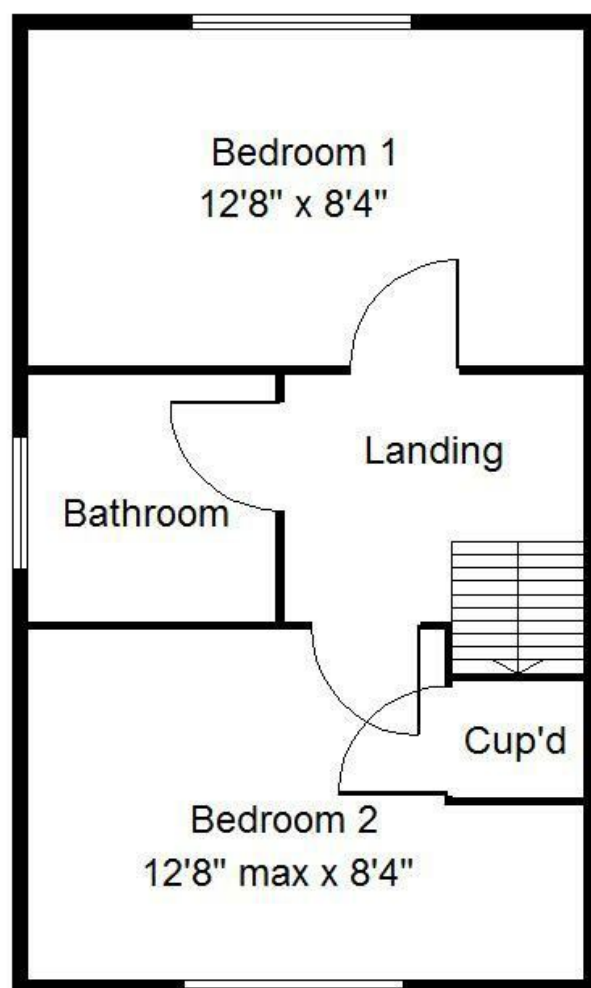
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Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>90</b>
(81-91) <b>B</b>	
(69-80) <b>C</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	