

horton knights of doncaster

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

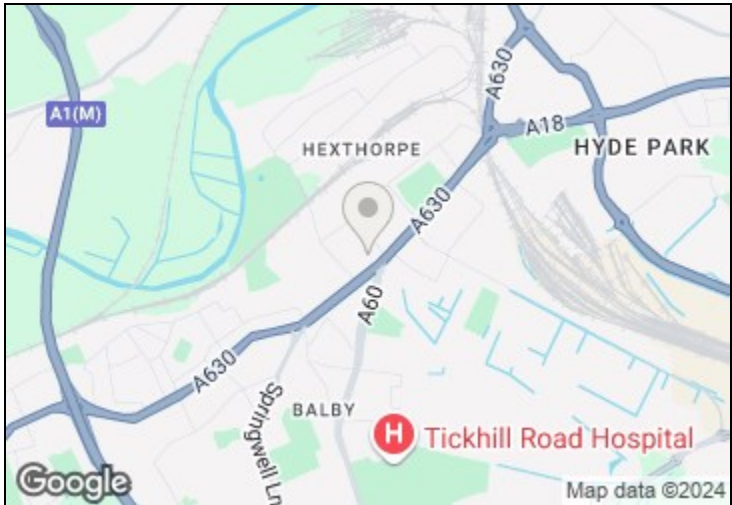


2 BEDROOM FORECOURTED TERRACED HOUSE / FIRST FLOOR BATHROOM / POPULAR RESIDENTIAL ROADWAY / SOUTH WESTERLY FACING SUNNY REAR GARDEN / ON STREET PARKING / NO CHAIN / VIEWING RECOMMENDED //

An excellent opportunity for first time or investment purchasers, to acquire this sensibly priced mid terraced house in the popular residential district. The property has gas fired central heating via a combi boiler and comprises: Lounge, inner lobby, dining room, fitted kitchen with integrated cooking appliances, first floor landing, two bedrooms, first floor bathroom, and a cellar. Outside the property has on street parking to the front with a forecourt and a large SW facing rear garden. The location affords a great access to local amenities in town centre. The property is offered with no onward chain, and really must be viewed to appreciate all the property has to offer.

Offers Over £79,995

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ACCOMMODATION

Heavy timber door with single glazed fan light above, gives access to lounge.

LOUNGE

4.60m x 3.63m (15'1" x 11'11")

With a single glazed window to the front, double panel radiator, and original style coving to the ceiling. Door leads to an inner lobby where stairs rise to the first floor and a further door leading to the dining room.

LOBBY

DINING ROOM

3.68m x 3.63m (12'1" x 11'11")

Single glazed window to the rear, central heating radiator, decorative fire surround and hearth, and shelving to the right hand alcove. A door leads to stairs going down to the cellar, and a further door from the lobby leads to the kitchen.

KITCHEN

2.34m x 1.78m (7'8" x 5'10")

The kitchen is fitted with a range of shaker style wall mounted cupboards and based units, with a roll edge wood effect work surface incorporating a single bowl stainless steel sink, and ceramic tiling to the splashbacks. There is an integrated electric oven with four ring stainless steel gas hob, matching extractor hood above, wood style vinyl floor covering, plumbing for a washing machine with appliance recess, and further low level appliance recesses. One of the cupboards houses the gas combi boiler, plus there is a single glazed window and a pvc double glazed door giving access into the rear garden.

FIRST FLOOR LANDING

There is a central heating radiator, large walk-in over stairs storage cupboard giving access to the loft space, and doors leading off to bedrooms and bathroom.

BEDROOM 1

4.60m x 3.63m (15'1" x 11'11")

This is a lovely sized large double bedroom and extends to the full width of the house, with a single glazed window to the front, and a double panel central heating radiator.

BEDROOM 2

2.92m x 2.57m (9'7" x 8'5")

There is a single glazed window to the rear elevation, and a central heating radiator.

HOUSE BATHROOM

The bathroom has a three piece white suite, comprising low flush w/c, pedestal wash hand basin, and panelled bath with mains plumbed shower. There is ceramic tiling to the bathing and splashback areas, further ceramic tiling to the floor, with a wall mounted heated towel rail and extractor fan.

OUTSIDE

To the front of the property there is a small forecourted garden with brick built wall to the front boundary.

REAR GARDEN

The rear garden enjoys a pleasant South-Westerly aspect, it is a generous in size and has an area of lawn with a brick built wall and concrete post and timber fencing to the boundary. There is space for a garage if required.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - Timber casement glazing. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

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, 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.

