

horton knights of doncaster

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47 Ronald Road, Balby, Doncaster, DN4 0PG



Located on this lesser know well established roadway off the beaten track, a two double bedroom forecourted terraced house.

The property has been freshly decorated and carpeted throughout and therefore creates a ready to move into first time or investment property. It has a gas radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entrance into a front facing lounge, living/ dining room, longer than average kitchen, utility and ground floor separate WC. First floor landing, two double bedrooms and bathroom off of bedroom 2. Outside are front and rear gardens. Situated just off Balby Road giving access to all of its amenities including shops, schools etc plus access to good bus routes to Doncaster town centre.

Offers Around £90,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		66	
(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	

ACCOMMODATION

A PVC double glazed entrance door gives access into a front facing lounge.

LOUNGE

3.81m x 3.35m (12'6" x 11'0")

This has a broad PVC double glazed window with a feature fireplace, a built-in low-level cupboard, a central ceiling light and a central heating radiator. A door from here leads into an inner lobby.

DINING ROOM

3.81m x 3.56m (12'6" x 11'8")

There is a PVC double glazed window to the rear, a central heating radiator, a central ceiling light, a built-in understairs storage cupboard with a utility shelf and a door into the kitchen.

KITCHEN

4.37m x 2.08m max (14'4" x 6'10" max)

Fitted with a range of high and low-level units, finished with a rolled edge work surface, a stainless steel sink unit, recess suitable for a gas cooker which is included in the sale price, a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems. There is a double panelled central heating radiator, a central ceiling light, a PVC double glazed window to the side plus a further PVC double glazed door giving access into the rear courtyard. A further door leads into the utility area.

UTILITY ROOM

This has a central ceiling light, room for a fridge freezer etc and a further door leading into a ground floor WC.

GROUND FLOOR W/C

A modern white suite comprising of a low flush WC, a wash hand basin, vinyl floor covering, a PVC double glazed window and a central ceiling light.

FIRST FLOOR LANDING

Having a smoke alarm and doors to the bedrooms and bathroom.

BEDROOM 1

3.81m x 3.56m max (12'6" x 11'8" max)

A large square shaped double bedroom which has a PVC double glazed window to the front, a central ceiling light, a central heating radiator and a built-in cupboard.

BEDROOM 2

3.81m x 3.56m (12'6" x 11'8")

A second large double room with a PVC double glazed window to the rear, a central heating radiator, a central ceiling light and a door to the bathroom.

BATHROOM

Fitted with a modern white suite comprising of a panelled bath, pedestal wash basin and a low flush WC. There is tiling to the bathing areas and splashbacks, a PVC double glazed window, a central heating radiator, vinyl floor covering, a central ceiling light and an extractor fan.

OUTSIDE

To the front of the property there is a small forecourt garden.

REAR GARDEN

To the rear there is a courtyard/ garden with a brick wall plus fencing to the perimeters. There is a wide rear lane which runs along the rear boundary line with security gates at either end.

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 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.

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