

horton knights of doncaster

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Croft Road, Balby, Doncaster, DN4 9EZ  
Offers Over £175,000

**2 BEDROOM SEMI DETACHED BUNGALOW / IMMACULATE CONDITION THROUGHOUT / NEW PVC WINDOWS AND HEATING 2017 / NOT OVERLOOKED TO REAR / GOOD SIZED GARDEN / INTERNAL VIEWING HIGHLY RECOMMENDED //**

READY TO GO - this bungalow offers attractive modern living and therefore an early viewing is recommended. It has a gas central heating system all new in 2017, new pvc windows in 2017 and briefly comprises: Entrance hall, attractive lounge, modern fitted kitchen with integrated appliances, rear lobby/ utility, 2 double bedrooms and a modern fully tiled bathroom. Outside there are attractive gardens the rear is a good size and has a more open outlook with a field to the rear. Off road parking to the front. Popular location with access to local amenities, including shops, schools etc plus access to the A1 and motorway networks. VIEWERS WILL NOT BE DISAPPOINTED.

**ACCOMMODATION**

A PVC double glazed entrance door with double glazed inset leads into the property's entrance hall.

**ENTRANCE HALL**

**5'8" x 3'9" (1.73m x 1.14m)**

This is a good size and is all smartly finished with a modern laminate floor covering, a central heating radiator, coving to the ceiling, central ceiling light and an access point into the loft space. A white panelled door continues into the lounge.

**LOUNGE**

**15'0" (into bay) x 12'6" (4.57m (into bay) x 3.81m)**

An attractive front facing reception room. It has a broad PVC double glazed bay window to the front, and a further PVC double glazed window to the side. There is a continuation of laminate flooring, central heating radiator, coving and a central ceiling light.

**KITCHEN**

**10'0" x 8'6" (3.05m x 2.59m)**

All beautifully fitted with a range of modern high and low level units finished with a high gloss cabinet door and a contrasting work surface. There is a four ring gas hob with extractor hood above and integrated electric oven beneath. A composite style one and a half bowl sink with mixer tap. There is plumbing for a washing machine, dishwasher, etc. A deep recess suitable for a tall fridge freezer, tiled flooring, central heating radiator and concealed behind one of the wall cabinets is a gas fired combination type boiler which supplies the domestic water and central heating systems. There is a PVC double glazed window and a PVC double glazed door which leads into a rear utility / porch.

**UTILITY / PORCH**

**10'0" x 5'9" (3.05m x 1.75m)**

Here there is space for a chair to sit and enjoy the afternoon sun. This is PVC double glazed with a PVC double glazed door. There is a modern laminate floor covering, lean-to style roof, light and power laid on.

**BEDROOM 1**

**12'3" x 11'4" (3.73m x 3.45m)**

A lovely double bedroom. It has a PVC double glazed window to the front, central heating radiator, modern laminate flooring and central ceiling light.

**BEDROOM 2**

**10'8" x 8'10" (3.25m x 2.69m)**

A second double bedroom. It has a PVC double glazed window to the rear, central heating radiator, central ceiling light and modern laminate flooring.

**HOUSE BATHROOM**

**7'6" x 5'10" (2.29m x 1.78m)**

All smartly finished with a modern white suite and coordinating tiling to the four walls and floor. There is a mixer shower over the bath with a shower screen, low flush wc, and pedestal wash hand basin. Contemporary style towel rail/radiator, a PVC double glazed window, extractor fan and a ceiling light.

**OUTSIDE**

To the front of the property, there is an attractive enclosed garden, this has brick walling to the perimeters. There is a dropped kerb which gives access and provides off road parking for two cars side by side, central lawn, decorative stones. The driveway continues along the side of the property courtesy of gated access into the rear garden.

**REAR GARDEN**

The rear garden is all nicely enclosed with concrete

posts, timber fencing and walling to the perimeters. There is a beautiful stone paved patio and sitting area which enjoys a south westerly aspect and therefore the afternoon and evening sun. There is a pedestrian gate in the rear boundary which gives access onto an open field.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units 2017.

HEATING - Gas radiator central heating via a combination type boiler. Age of boiler 2017.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE and 02.

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.

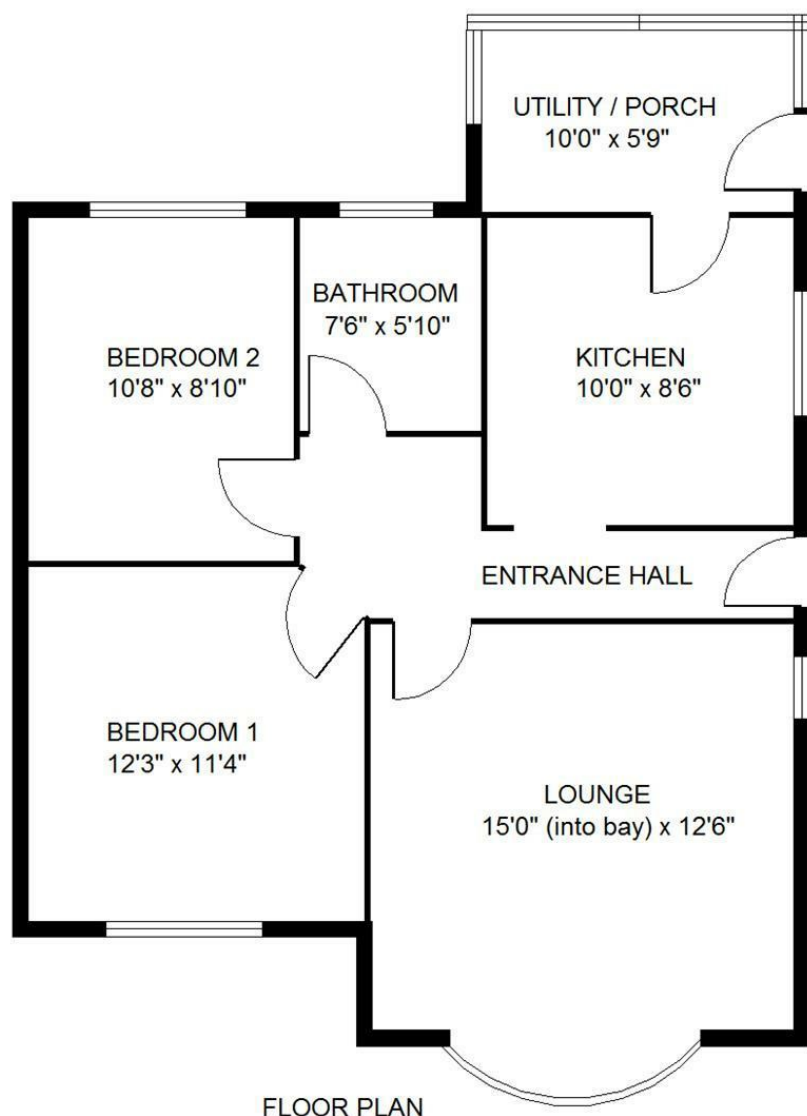
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our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>53</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