

sales  
lettings  
and service

horton knights of doncaster



Bainbridge Road, Balby, Doncaster, DN4 0LE  
Guide Price £140,000 - £150,000



**A BEAUTIFUL PERIOD TERRACED HOUSE / POPULAR CENTRAL LOCATION / SPACIOUS FAMILY LIVING / LARGER THAN AVERAGE KITCHEN / 3 DOUBLE BEDROOMS / FIRST FLOOR BATHROOM / ATTRACTIVE REAR GARDEN / INTERNAL INSPECTION ESSENTIAL //**

Located on this popular central roadway, a large 3 double bedroom period terraced house which offers spacious living. It has a gas radiator central heating system via a combination type boiler, PVC double glazing and briefing comprises: Entrance vestibule with period tiling into a long hallway with stairs to first floor, beautiful lounge with a bay window, separate dining/ living room, large dining kitchen with integrated cooking appliances. First floor landing; 3 double bedrooms and a modern bathroom. Outside there is a forecourt garden plus, a larger than average enclosed rear courtyard garden with brick store. Well placed with access to amenities on Balby Road, plus access to the city centre. Early viewing recommended.

**ACCOMMODATION**

A contemporary composite door with matching fan light leads into the property's entrance vestibule.

**ENTRANCE VESTIBULE**

**4'1" x 3'10" (1.24m x 1.17m)**

This has an original period style tile, ornate corncing, geometric style floor covering and glazed inner door which leads into a long hallway.

**ENTRANCE HALL**

**22'1" x 5'0" max (6.73m x 1.52m max)**

The entrance hall is typical of a period terraced house. It has tall ceilings, ornate corncing, ornate corbels, vinyl tile floor covering, a staircase giving access to the first floor accommodation with spindle banister rail. There is a central heating radiator concealed behind a radiator grill, two ceiling lights and door to the lounge.

**LOUNGE**

**14'10" max x 10'9" (4.52m max x 3.28m)**

An attractive front facing reception room with a deep PVC double glazed bay window to the front. There is an attractive fireplace with electric fire inset, central heating radiator, ornate corncing, and picture rail.

**DINING / LIVING ROOM**

**13'0" x 9'9" (3.96m x 2.97m)**

Presently used as a playroom, although easily a living or separate dining room. This has a PVC double glazed window with an outlook into the rear courtyard garden, central heating radiator, oak flooring, ornate corncing, picture rail and a central ceiling light.

**LARGE FITTED DINING KITCHEN**

**17'3" x 10'2" (5.26m x 3.10m)**

A particularly good size, as evidenced by the room

measurements. It is fitted with a range of high and low level units, finished with a work surface over. There is a four ring ceramic hob with extractor hood and integrated double oven. There is also integrated fridge/freezer and dishwasher, plumbing for an automatic washing machine, single drainer one and a half bowl stainless steel sink unit, two PVC double glazed windows to the rear and side elevations and a PVC double glazed door. There is inset spotlighting and feature lighting to the ceiling and plinths, and a central heating radiator.

**CELLARS**

From the hallway, a doorway gives access down to the cellars providing very useful storage.

**FIRST FLOOR LANDING**

A long landing with a dado rail, deep built-in cupboard, two ceiling lights and doors to the bedrooms and house bathroom.

**BEDROOM 1**

**15'0" x 15'3" (4.57m x 4.65m)**

A large double bedroom, it has a deep PVC double glazed bay window to the front, ornate corncing, picture rail, ceiling light and a double panel central heating radiator.

**BEDROOM 2**

**13'0" x 10'0" (3.96m x 3.05m)**

A comfortable second double bedroom which has a PVC double glazed window to the rear, central heating radiator, picture rail, central ceiling light.

**BEDROOM 3**

**12'3" max x 10'3" (3.73m max x 3.12m)**

A third double bedroom, it has a PVC double glazed window to the rear, central heating radiator, central

ceiling light. It also houses the gas fired combination type boiler which supplies the domestic hot water and central heating systems.

**HOUSE BATHROOM**

**7'2" x 6'0" (2.18m x 1.83m)**

All smartly finished with a modern white suite. It comprises of a panelled bath with shower over, including rainfall style shower head with glazed shower screen, wash basin, low flush wc, modern tiling, central heating radiator, PVC double glazed window, and central ceiling light.

**OUTSIDE**

To the front of the property, there is a forecourt garden with brickwalling to the front and fencing to the side perimeters. It is all landscaped with decorative stones, paviers and inset ornamental plants.

**REAR COURTYARD GARDEN**

This is a good size, it has brickwalling and fencing to the perimeters, there is a central lawn area with paved patio and sitting, pedestrian gate giving access onto a rear lane, plus a useful large brick store.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

HEATING - The property has a gas radiator central heating system. Age of boiler tbc.

COUNCIL TAX - Band A.

**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 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

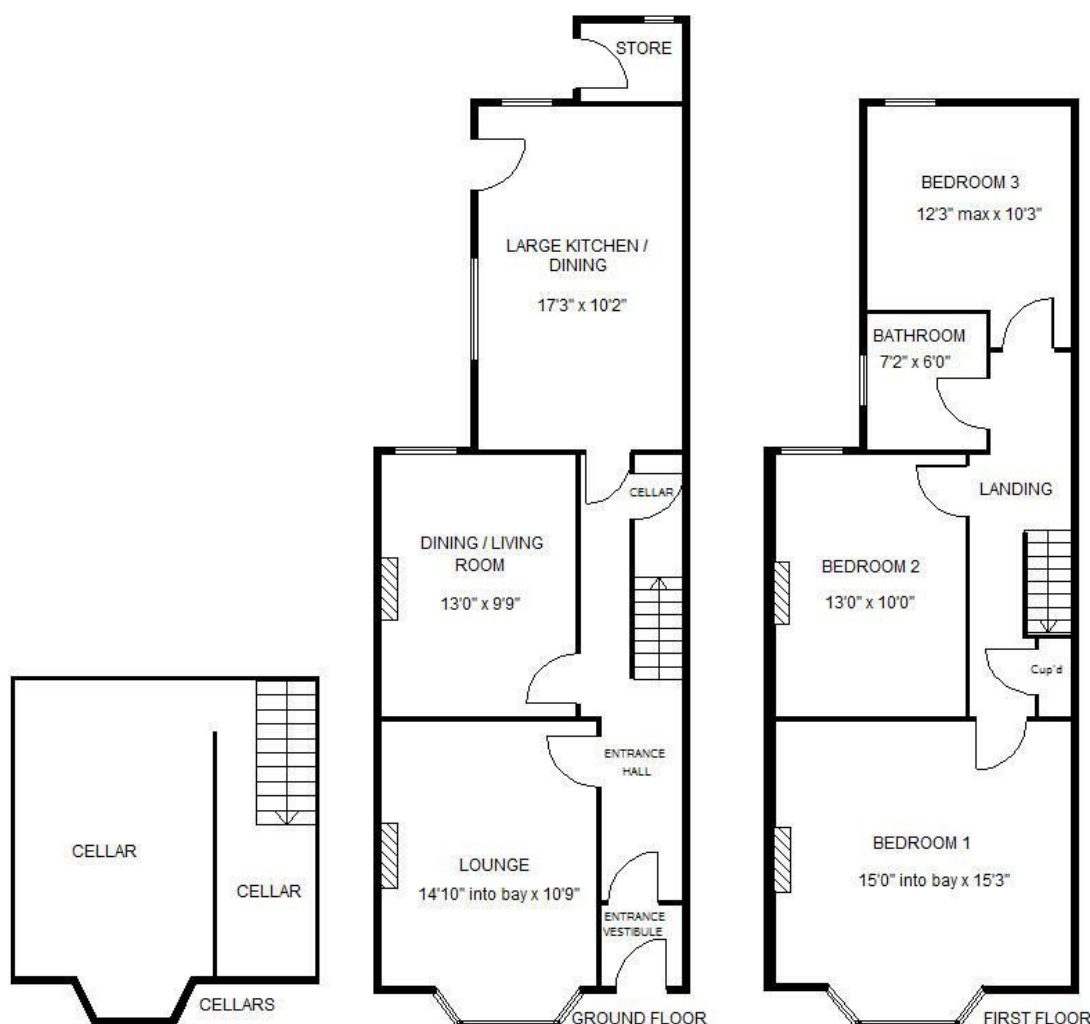
reference and is NOT a scale drawing.

**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	