

horton knights of doncaster

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17 Mansfield Road, Balby, Doncaster, South Yorkshire, DN4 0LG



***** Guide Price Of £100,000 - £110,000 *****

Viewers will be surprised and therefore an internal inspection is recommended of this 3 bedroom house, with a south westerly facing rear garden.

The property offers ready to move into living, having been well maintained over the years and finished with modern decorations on flat plastered walls. It has a gas radiator central heating system fitted via a combination type boiler, pvc double glazing, and briefly comprises: Entrance vestibule into a long hallway with a staircase to the first floor and access to the cellar, spacious through lounge and dining room with a french door onto a rear balcony, modern fitted kitchen, rear lobby, first floor landing with a loft ladder which gives access to a fully boarded and lined loft space (see photos), 3 bedrooms and a modern white bathroom. Outside to the front is a small courtyard style garden whilst to the rear, there is a slightly larger garden, with a balcony and steps down to a part lawned garden including a concrete sectional store and additional under balcony storage. A popular residential area with good access to Doncaster town including a good range of amenities which include schools, shops etc.

Guide Price £100,000

ACCOMMODATION

There are 2 pvc double glazed doors leading into the entrance vestibule.

ENTRANCE VESTIBULE

This has a hardwood door with glazed side screens, which leads into the hallway.

HALLWAY

There is a central heating radiator, a beautiful staircase with polished timber and chrome handrail, a central ceiling light and a smoke alarm. There is an access down into the cellar.

CELLAR

This runs the full width and full depth of the house providing additional and useful storage.

A glazed door from here leads into a front facing lounge.

LOUNGE

4.01m max x 3.53m (13'2" max x 11'7")
Having a pvc double glazed bay window to the front, a central heating radiator, coving to the ceiling and a central ceiling light. There is also a feature fireplace with a living flame gas fire inset, all nicely finished with coving, dado rails and uplighters.

Double opening timber doors lead into the dining room.

DINING ROOM

4.17m x 3.07m (13'8" x 10'1")
This has a pvc double glazed door giving access onto a raised decked balcony which overlooks the rear garden, a central heating radiator, dado rail and a central ceiling light.

KITCHEN

3.00m x 1.85m (9'10" x 6'1")
Fitted with a range of modern high and low level units finished with a rolled edge work surface. There is an inset single drainer sink with contemporary style mixer tap, plumbing for an automatic washing machine, an electric cooker point and plumbing and room for a slim line dishwasher. There are tiled splashbacks, coordinating tiled floor, a pvc double glazed window, inset spotlighting to the ceiling and room for a tall fridge freezer. A hardwood double glazed door gives access to rear lobby.

REAR LOBBY

Having a tiled floor, and a pvc double glazed door which gives access onto the balcony

LANDING

There is access into the loft space via a retractable ladder. There is a central ceiling light, a smoke alarm, and a beautiful timber and polished chrome stair balustrade and handrail.

LOFT

5.33m max x 4.27m (17'6" max x 14'0")
This has been fully boarded and lined with plaster ceilings and boarded floors. It has access into the eaves for storage, 2 double glazed velux windows to the rear, and lighting and power laid on.

BEDROOM 1

4.19m x 3.12m (13'9" x 10'3")
Having a pvc double glazed window to the rear, a central heating radiator, and a central ceiling light.

BEDROOM 2

4.06m x 2.79m (13'4" x 9'2")
Again, a good sized double room, it has a pvc double glazed bay window to the front, a central heating radiator, built in cupboards to the chimney recesses, and a central ceiling light.

BEDROOM 3

2.39m x 2.06m (7'10" x 6'9")
There is a pvc double glazed window the front, a central heating radiator, and a central ceiling light.

BATHROOM

All beautifully finished with a modern white suite that comprises of a shower style bath with shower over, a pedestal wash hand basin inset to vanity unit, and a low flush wc. There is modern tiling and waterproof walling over the bath, a pvc double glazed window, inset spotlighting with surround sound, a chrome style radiator and a complimentary tiled floor.

BALCONY

The rear garden is approached via a raised balcony with steps down onto the south westerly facing lawned garden, a pvc double glazed door gives access onto a wide rear lane. This gives access to the former garage/store.

GARAGE

This is presently used as storage however could be reinstated as a garage with the addition of an up and over door.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with pvc double glazing where stated.

HEATING - The property has a gas radiator central heating system fitted via a combination type boiler.

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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