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horton knights of doncaster



St. Catherines Avenue, Balby, Doncaster, DN4 8AN  
Offers Over £110,000

**3 BEDROOM EXTENDED MID-TERRACED HOUSE / SOLID WALL INSULATION / GCH / PVC DOUBLE GLAZING / PERFECT INVESTMENT WITH TENANTS IN-SITU /CLOSE TO DONCASTER CITY CENTRE //**

Three-bedroomed extended mid-terraced house located on this central roadway, a good-sized, well-presented, The property has a gas central heating system via a combination-type boiler. It is fitted with pvc double glazing and has solid wall insulation. Briefly comprises: entrance hall with stairs to first floor, open-plan lounge and dining room, fitted kitchen with integrated appliances, ground-floor bathroom. First floor landing: three good-sized bedrooms. There is an enclosed South Southerly facing rear courtyard not directly overlooked. The gross rental income of £9,900 per annum. PERFECT INVESTMENT.

**ACCOMMODATION**

A composite type double glazed entrance door leads into the property's entrance hall.

**ENTRANCE HALL**

This has a central heating radiator, a staircase to the first-floor accommodation. There is a ceiling light, smoke alarm and a panel door which leads through into a front facing lounge.

**LOUNGE**

**15'6" into bay x 11'9" (4.72m into bay x 3.58m)**

This is an attractive room, it has a feature fireplace with a contemporary electric fire set onto it, a deep pvc double glazed bay window to the front, coving, ceiling light, a broad opening continues through into a second reception room.

**DINING ROOM**

**15'1" x 14'0" (4.60m x 4.27m)**

This is presently being used as a dining room, however could be more of a family room if required. It has a pvc double glazed window with an outlook into the rear, a double panel central heating radiator, central ceiling light, a door gives access to a storage cupboard and a further door to a second understairs storage cupboard.

**KITCHEN**

**14'0" x 8'2" (4.27m x 2.49m)**

This is all smartly finished with a range of modern high- and low-level units. Finished with a roll edge work surface. There is a four-ring ceramic hob, extractor hood, integrated oven, single drain and stainless-steel sink unit, plumbing for an automatic washing machine, room for a tall fridge freezer, a modern vinyl tile floor covering, central heating radiator, a pvc double glazed door, two central ceiling lights and a pvc double glazed window to the side.

**DOWNSTAIRS BATHROOM**

This is fitted with a white suite that comprises of a panelled bath with a mixer shower over including riser rail, pedestal wash-hand basin and a low flush WC. There's tiling to the bathing areas and splash backs, coordinating floor tiles, central heating radiator, a pvc double glazed window, extractor fan and a ceiling light.

**FIRST FLOOR LANDING**

This has a central ceiling light, an access point into loft space, smoke alarm and doors to the bedrooms.

**BEDROOM 1**

**15'5" max x 10'4" (4.70m max x 3.15m)**

A large double bedroom. It has two pvc double glazed windows to the front, ceiling light and a built-in cupboard.

**BEDROOM 2**

**14'1" x 7'6" (4.29m x 2.29m)**

This is a good sized second bedroom. It has a pvc double glazed window with an outlook to the rear, central heating radiator, central ceiling light and a built-in cupboard.

**BEDROOM 3**

**14'1" x 7'6" (4.29m x 2.29m)**

Has a pvc double glazed window to the rear, central heating radiator, built in cupboard which houses a gas fired combination type boiler, which supplies the domestic hot water and central heating systems.

**OUTSIDE**

Outside to the rear of the property is an enclosed courtyard style garden. It should be noted there is nothing directly overlooking and therefore feels more private with a South Southerly facing yard. It has a pedestrian gate onto a wide rear lane.

**AGENTS NOTES:**

TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various approx. 2021.

HEATING - Gas radiator central heating. Age of boiler 2023

COUNCIL TAX - Band A.

TENANCY DETAILS - The property is presently tenanted and the seller is looking to sell with the tenant in-situ.

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 and Vodafone.

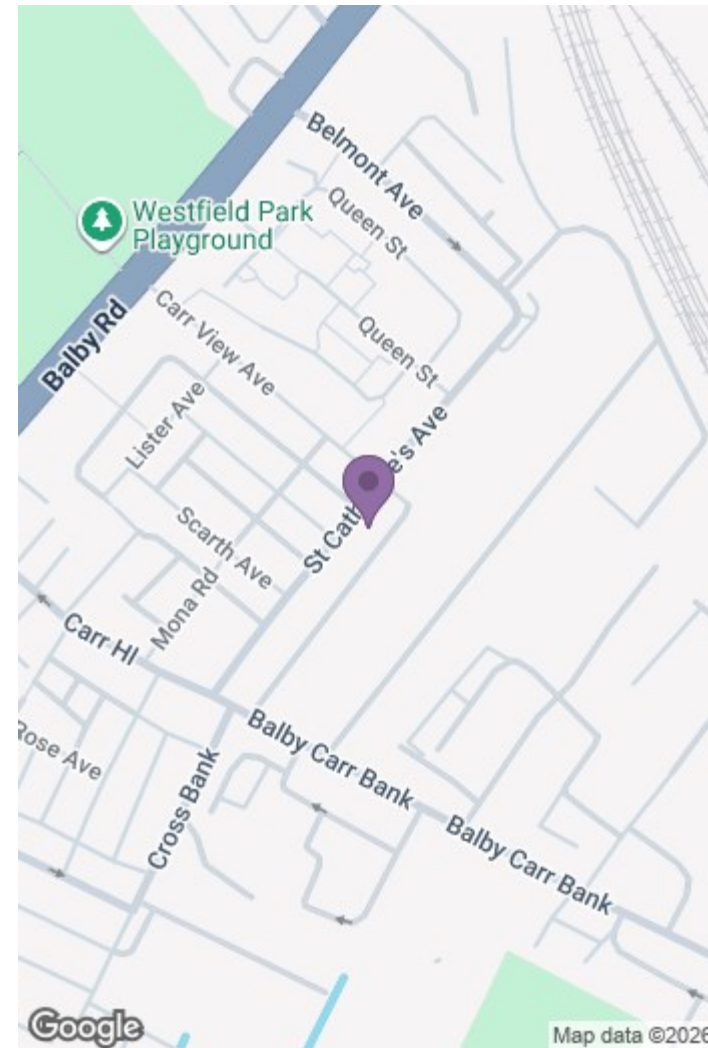
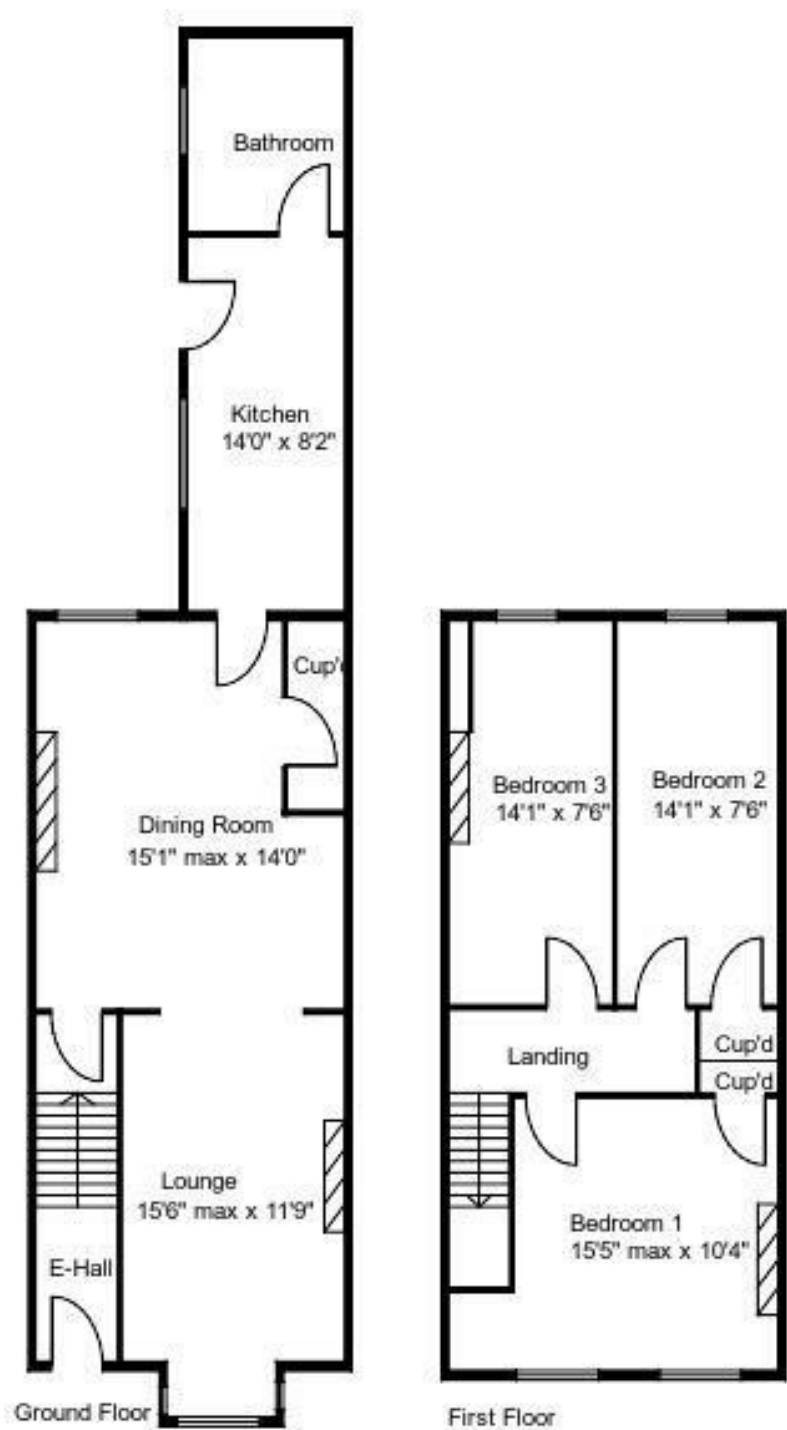
VIEWING - By prior telephone appointment with horton knights estate agents.

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

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	63	
(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	