

sales  
lettings  
and service

horton knights of doncaster



Farm Grange, Balby, Doncaster, DN4 9SG  
Asking Price £220,000



\*\*\*\*LEGAL FEES PAID\*\*\*\*T&Cs apply. GORGEOUS 3 BEDROOM DETACHED HOUSE / LOVELY OPEN ASPECT WITH DISTANT VIEWS / LARGE CONSERVATORY / PARKING TO BOTH SIDES & BRICK GARAGE / NEW BOILER 2022 / ATTRACTIVELY PRESENTED THROUGHOUT / EARLY VIEWING RECOMMENDED //

With an enviable view this immaculate 3 bedroom detached house offers attractive family living. It has a gas central heating system via a combination type boiler 2022, pvc double glazing and briefly comprises: Entrance hall, ground floor wc, lounge with a log burner, large pvc conservatory, dining room and a fitted kitchen with integrated appliances. On the first floor is a landing with a Juliette style balcony with views, 3 bedrooms and a beautiful modern contemporary style shower room. Outside are attractive courtyard styled gardens, 2 separate driveways, EV charge point, brick built garage and an attached garden store. Popular cul de sac with access to local amenities, including supermarkets, local schools etc. EARLY VIEWING IS RECOMMENDED.

ACCOMMODATION

ENTRANCE HALL

WC

LOUNGE  
15'0" x 11'9" (4.57m x 3.58m)

CONSERVATORY

DINING ROOM  
9'0" x 7'6" (2.74m x 2.29m)

KITCHEN  
12'0" x 7'7" (3.68m x 2.33m)

LANDING

BEDROOM 1  
12'0" x 8'6" (3.66m x 2.59m)

BEDROOM 2  
9'1" x 8'10" (2.77m x 2.70m)

BEDROOM 3  
8'7" x 6'2" (2.63m x 1.88m)

CONTEMPORARY SHOWER ROOM

OUTSIDE

REAR GARDEN

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 2022

COUNCIL TAX - Band C

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

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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

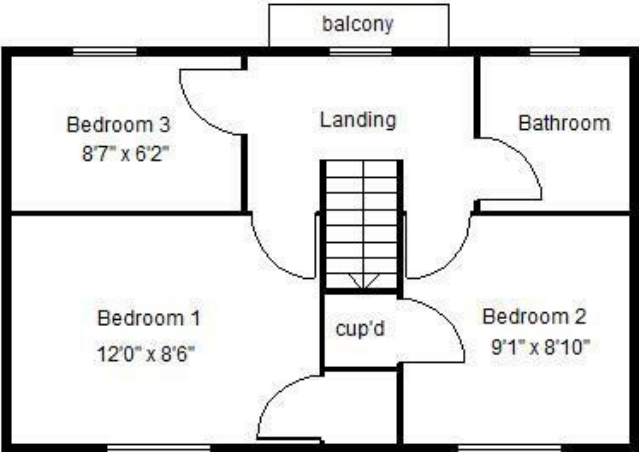
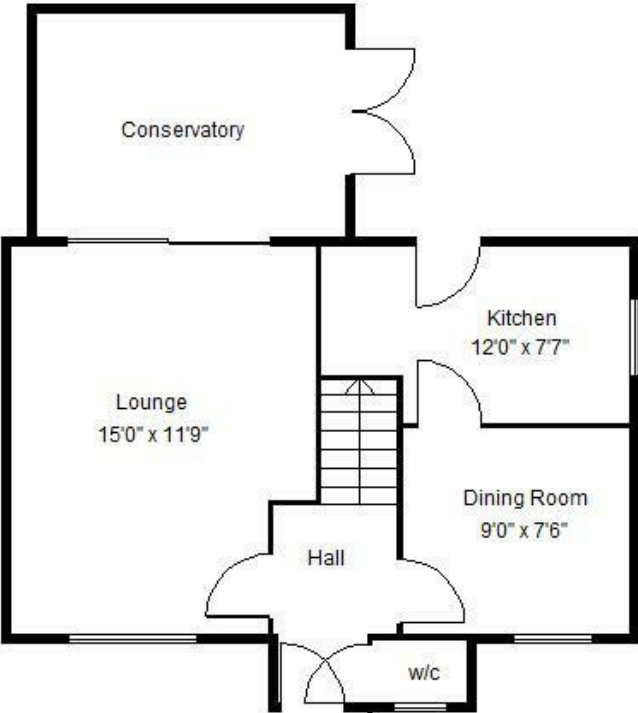
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

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			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		