

**3 Bedroom(s), End of Terrace House,**

**Woodfield Way, Balby.**



- Lovely End of Terrace Family Home
- Lounge
- Ground Floor W/C
- Family Bathroom
- Popular Location

- 3D Virtual Tour Available
- Modern Kitchen Diner
- Three Bedrooms En Suite to Master
- Rear enclosed Garden with Summer House Ideal for Home Office or Gym

**Offers Over  
£200,000  
Reduced**

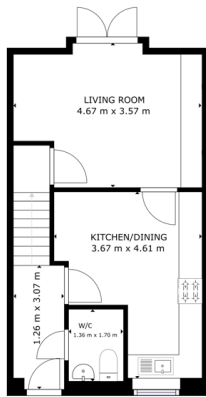
*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... Aircon fitted in 2 bedrooms , summer house fitted with electricals currently used for a gym , media wall with fitted electric fire. Brand new blinds fitted throughout integrated appliances. Low maintenance garden with separate decking area , modern spa style bathroom, composite gate and brand new composite front door and brand new all oak interior fire doors

## Ground Floor

### Floor Plan



GROUND FLOOR AREA  
FLOOR 0: 39.25 m<sup>2</sup> FLOOR 1: 10.26 m<sup>2</sup> FLOOR 2: 35.15 m<sup>2</sup>  
TOTAL: 84.66 m<sup>2</sup>

Matterport

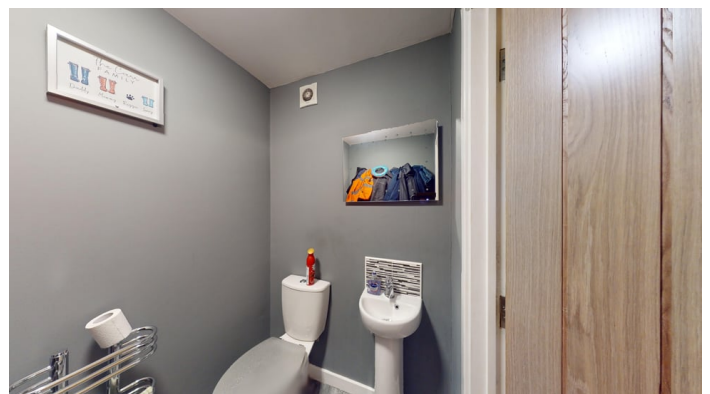
### Kitchen Diner



## Lounge

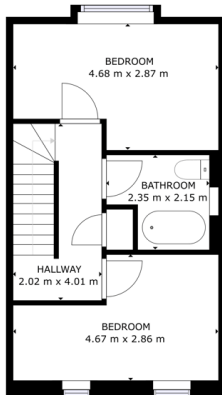


## Ground Floor W/C



## First Floor

## Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 39.23 sq m FLOOR 2: 102.26 sq m FLOOR 3: 38.23 sq m  
 TOTAL: 179.72 sq m

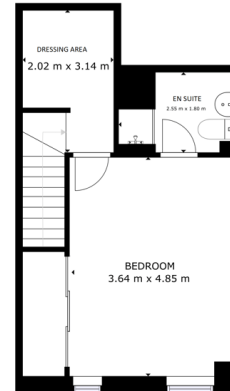
Matterport

## Family Bathroom



## First Floor

## Floor Plan



FLOOR 2

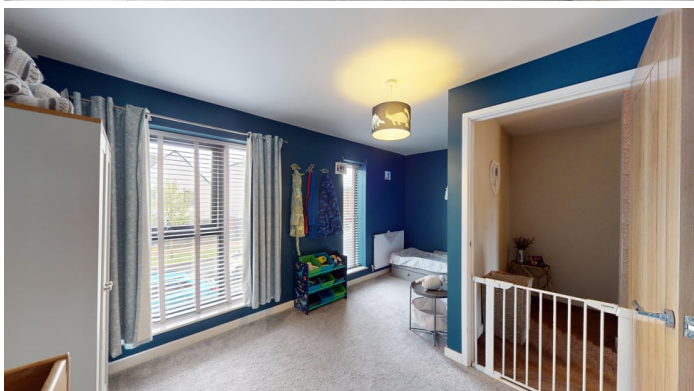
GROSS INTERNAL AREA  
 FLOOR 1: 39.23 sq m FLOOR 2: 102.26 sq m FLOOR 3: 38.23 sq m  
 TOTAL: 179.72 sq m

Matterport

## Bedroom



## Bedroom



## Master Bedroom with En Suite



## External



**Front Aspect**



**Rear Garden**



**Summer House**



### Property Information

Council Tax Band - C  
 Utilities - Mains Gas, Mains Electricity, Mains Water, Smart meters  
 Water Meter - Yes  
 Average Monthly Electricity Bills - £150  
 Average Monthly Gas Bills - £100  
 Average Monthly Water Bills - £50  
 Tenure - Leasehold  
 Solar Panels - No  
 Space Heating System - Gas Boiler with radiators (Combi)  
 Approximate Heating System Installation Date - 2017 from new  
 Water Heating System - Gas combi boiler  
 Approximate Water Heating Installation Date - 2017

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 2017

Approximate Electrical System Test Date - 2017

Fires/Heaters - Electric

Permanent Loft Ladder - N/A

Loft Insulation - Yes

Loft Boarded out - Yes- Plastered and carpeted

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Energy Performance Certificate

