

**3 Bedroom(s), Terraced House, Freehold**

**Priestley Close, Balby, Doncaster.**



- 3D Virtual Tour Available
- Three Bed Terraced House
- Lounge
- Ground Floor W/C
- Rear Enclosed Garden

- No Chain
- Kitchen Diner
- Boot Room
- Family Bathroom
- Garage to Rear

**£115,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



## Boot Room

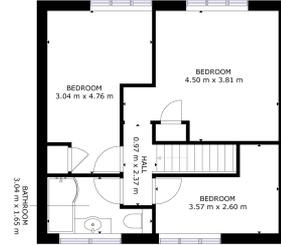


## W/C

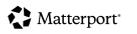


## First Floor

## Floor Plan



FLOOR 2  
GROSS INTERNAL AREA  
FLOOR 1: 23 m<sup>2</sup> FLOOR 2: 44 m<sup>2</sup>  
TOTAL: 67 m<sup>2</sup>  
©2023 AREA MEASUREMENTS BY MATTERPORT. ACTUAL DATA MAY VARY.



## Master Bedroom



## Bedroom





**Bedroom**



**Family Bathroom**



**Externals**

**Front Aspect**



**Rear Garden**



**Property Information**

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 8/16/2021

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out – Yes

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	