

3 Bedroom(s), Semi-Detached House, Freehold

Wivelsfield Road, Balby.



- 3D Virtual Tour Available
- Perfect Home For First Time Buyers
- Garden Room
- Family Bathroom
- Rear enclosed Garden
- Popular Location

- Spacious Semi Detached Family Home with No Chain
- Open Plan Kitchen Diner
- Three Bedrooms
- Driveway Allowing for Off Road Parking
- Summer House Ideal for Home Office

£180,000
For Sale

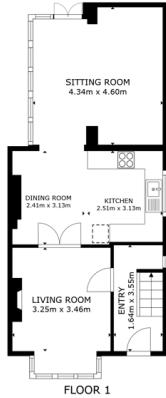
Book your viewing today Tel: 01302 247754

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... Perfectly situated for motorway links, bus services, shops and nearby schools.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR: 90.3 m² FLOOR: 2 35.2 m²
TOTAL: 125.5 m²

Matterport

Kitchen Diner



The bright and airy kitchen diner is a great family space, which leads to both the Lounge and Garden room.

Lounge



Found at the front of the home is the lounge a warm and inviting room with a wooden surround fire place and gas fire.

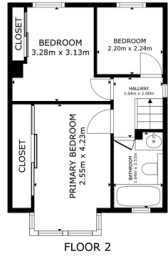
Garden Room



Situated at the rear of the property this generous yet cosy Garden room is a great space to relax looking out over the rear enclosed garden.

First Floor

Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 90.3 m² FLOOR 2: 93.2 m²
 TOTAL: 183.5 m²
FIGURES ARE APPROXIMATE AND SHOULD BE VERIFIED BEFORE EXCHANGE OF CONTRACTS. ACTUAL MEASUREMENTS MAY VARY.



Bedroom



Bedroom two can be found to the rear of the property and is of double proportions and benefits from fitted wardrobes.

Bedroom



Bedroom one is located to the front of the property is of double proportions and benefits from having spacious fitted wardrobes running the length of the bedroom.

Bedroom



Bedroom three can be found to the rear of the property.

Bathroom





Comprising of a bath with overhead shower, wash hand basin and w/c.

External

Front Aspect



The front has a spacious driveway allowing for off road parking.

Rear Garden



The paved rear enclosed garden features a spacious Summer house which would be ideal for a home office or Gym.

Summer House

A spacious summerhouse can be found to the rear measuring- 10ft wide 17ft long – smaller part 6ft wide 12 ft long. A new roof was recently added. inside it is breezed blocked, has power and is ready to



be turned into a office space, gym or a room for relaxing and enjoying the garden.

Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £600

Average Annual Gas Bills - £800

Average Annual Water Bills - £200

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - November 2022

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - November 2022

Boiler Location - Loft

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Gas

Permanent Loft Ladder - Yes

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+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	