

**3 Bedroom(s), Town House, To be Advised**

**Oak Court, Balby.**



- No Chain
- Three Bedrooms Two with En Suites
- Ground Floor W/C
- Family Bathroom
- Drive Allowing For Off Road Parking

- Three Storey Town House
- Modern Kitchen Diner
- Lounge
- Integral Garage
- Popular Location and Close to Amenities

**£200,000**

**For Sale**

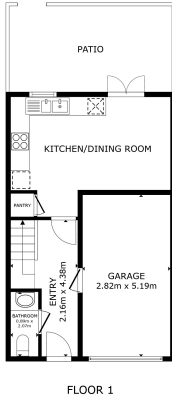
*Book your viewing today* Tel: 01302 247754

## 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...A 3 storey townhouse located in the popular area of Woodfield Plantation. Comprising of 3 bedrooms, 2 of which have En suites and offering an abundance of living space spread across 3 floors, this is the perfect home for those looking for more space and the next step up the property ladder. Woodfield Plantation is a great location, close to schools, supermarkets, parks, walks and transport links.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 28.1 m<sup>2</sup> FLOOR 2 26.7 m<sup>2</sup> FLOOR 3 43.4 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE 28.8 m<sup>2</sup> PATIO 18.4 m<sup>2</sup>  
TOTAL: 114.3 m<sup>2</sup>

SIZES ARE APPROXIMATE AND INFORMATIONAL, ACTUAL MAY VARY

Matterport

## Kitchen Diner



## Ground Floor W/C

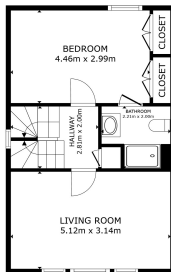


## Lounge



## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 28.11 m<sup>2</sup> FLOOR 2 16.27 m<sup>2</sup> FLOOR 3 43.4 m<sup>2</sup>  
EXCLUDED AREA: GARAGE 18.8 m<sup>2</sup> PATIO 14.4 m<sup>2</sup>  
TOTAL: 114.1 m<sup>2</sup>

SIZES ARE APPROXIMATE AND REPRESENTATIVE, ACTUAL SIZE VARY



## Bedroom With Ensuite

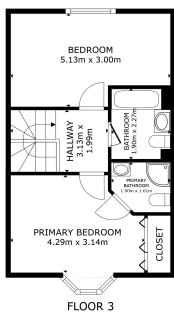


## Bedroom With Ensuite



## Second Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 3: 28.1 m<sup>2</sup> FLOOR 2: 67.2 m<sup>2</sup> FLOOR 1: 43.4 m<sup>2</sup>  
EXCLUDED AREA: GARAGE: 16.6 m<sup>2</sup> PATIO: 1.4 m<sup>2</sup>  
TOTAL: 154.3 m<sup>2</sup>

SIZES ARE APPROXIMATE AND APPROXIMATE, ACTUAL MAY VARY.



## Bedroom



## Rear Garden



## Family Bathroom



## Property Information

Property Information

Council Tax Band -

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

## Externals

### Front Aspect



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>87</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</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	