

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

**16 Byram Court, Balby, Doncaster, South**



- 3D Virtual tour Available
- Lounge
- Ground Floor W/C
- Family Bathroom
- Landscaped Rear Enclosed Garden

- Spacious Town House in a Popular Location
- Kitchen Diner
- Three Double Bedrooms Two With En Suites
- Integral Garage with Driveway Allowing for Off Road Parking

**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... Semi-detached three storey townhouse situated in a quiet cul-de-sac in a popular location, close to schools and motorways. Three bedrooms, four bathrooms, two of which are en-suite, landscaped back garden, integrated garage. Recently decorated interior and new carpets fitted throughout. Brand new boiler installed in April 2023 and air conditioning in master bedroom.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 30.0 sq.m. FLOOR 2 4.8 sq.m. FLOOR 3 43.3 sq.m.  
EXCLUDED AREAS: GARAGE 22.4 sq.m. PATIO 71.6 sq.m.  
TOTAL: 115.9 sq.m.  
SIZES ARE APPROXIMATE AND REPRESENTATIVE, ACTUAL MAY VARY.



## Kitchen Diner





*We make it happen.*

Tel: 01302 247754 Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk) Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

## 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>85</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	