

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

Tickhill Road, Balby.



- 3D Virtual Available
- Modern Kitchen
- Ground Floor W/C
- Bathroom
- Garage and Driveway Allowing for Off Road Parking

- Well Presented Semi Detached Home
- Open Plan Lounge and Dining Room
- Three Bedrooms
- Front and Rear Gardens

**Offers Over
£219,950
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... This lovely, well presented semi detached family home, features an abundance of living space, a modern kitchen, ground floor w/c, three bedrooms and much more. Book your viewing today via the link below.

<https://www.thepropertyhive.co.uk/property-for-sale/details/26951303>

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 0: 41 m², FLOOR 1: 41 m²
EXCLUDED AREAS: DECK: 7 m²
PORCH: 13 m²
TOTAL: 88 m²

FLOOR 1



Open Plan Lounge And Dining Room



Entrance Hallway

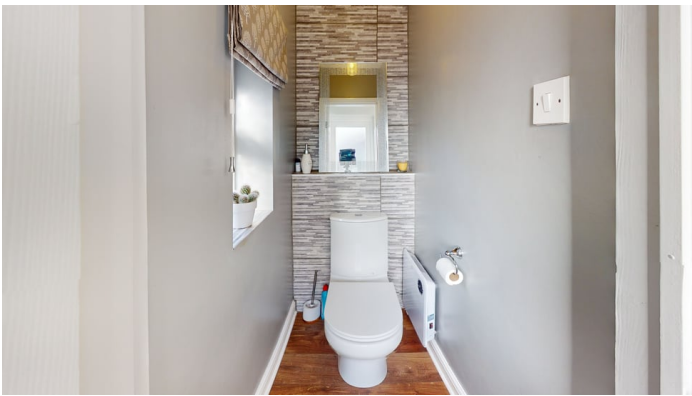


Kitchen



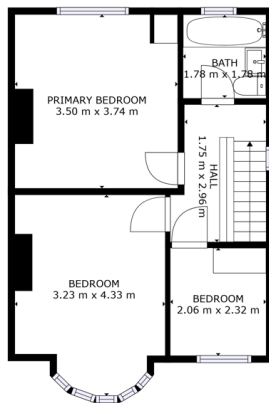


Ground Floor W/C



First Floor

Floor Plan



GRAND INTERNAL AREA
FLOOR 1: 47 m², FLOOR 2: 41 m²
EXCLUDED AREA: DECK: 7 m²
PORCH: 13 m²
TOTAL: 88 m²

FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



First Bedroom



Second Bedroom



Third Bedroom



Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Monthly Electricity Bills - Gas and electric combined £100 per month

Average Monthly | Gas Bills - As Above

Average Annual Water Bills - £443.82 annual charge in 2023

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)



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.

Approximate Heating System Installation Date - 2017

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2017

Boiler Location - Second Bedroom

Approximate Electrical System Installation Date - Unknown

Approximate Electrical System Test Date - Unknown

Fires/Heaters - Gas fire installed but has been capped.

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

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

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Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(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	