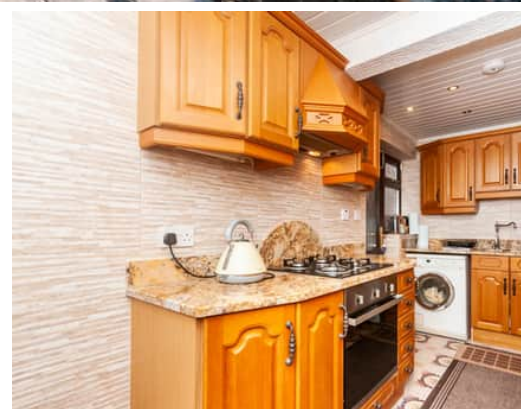


2 Bedroom(s), Detached Bungalow, Freehold

Arden Gate, Balby.



- 3D Virtual Tour Available
- Kitchen
- Conservatory
- Gardens to the Front and Rear

- Detached Bungalow In a Popular Location
- Lounge
- Bathroom

£175,000
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...

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR PLAN 86.6 sqm
TOTAL: 85.4 sqm

NOTES AND EXPLANATIONS ARE AVAILABLE ON THE MATTERPORT VIRTUAL TOUR



Kitchen



Lounge



Conservatory



Bedroom



Bedroom



Bathroom



External

Front Garden



Rear Garden



Property Information Form

Approximate Heating System Installation Date - 12 years ago

Water Heating System -

Approximate Water Heating Installation Date -

Boiler

Tenure - Freehold

Solar Panels - NA

Approximate Electrical System Installation Council Tax Band -

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £600

Average Annual Gas Bills - £600

Average Annual Water Bills - £200

Space Heating System -

Date -

Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder -

Loft Insulation - Yes

Loft Boarded out -

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



We make it happen.

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Email: info@thepropertyhive.co.uk

Web: www.thepropertyhive.co.uk

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		88
(69-80) C		
(55-68) D	68	
(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 