

3 Bedroom(s), Detached House, Freehold

Wellingley Road, Balby.



- 3D Virtual tour available
- Modern and contemporary kitchen
- Ground floor w/c
- Family bathroom
- Lovely rear enclosed garden
- No chain

- Lovely detached family home
- Two reception rooms
- Three bedrooms en suite to the master
- Integral garage and driveway allowing for multiple cars to park
- Popular location in Balby

£240,000

For Sale

Book your viewing today Tel: 01302 247754

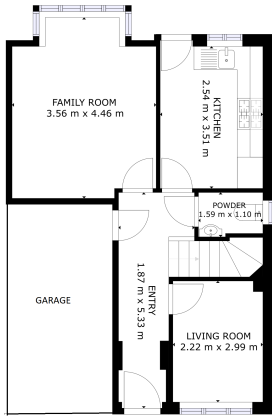
Owner's View

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...

With no forwarding chain is this lovely, spacious family home situated in a popular area of Woodfield Plantation. This property boasts a charming garden, which is a great space for relaxing and entertaining, three spacious bedrooms, two reception rooms and a newly fitted kitchen. The estate has its own primary school which is a short stroll away, together with a pub and local shops.

Ground Floor

Floor Plan



Lounge



Kitchen



Snug



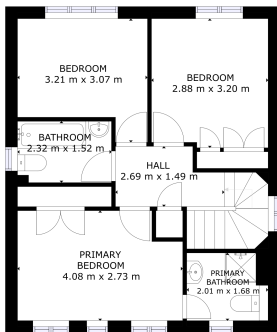
Ground Floor W/C



En Suite

First Floor

Floor Plan



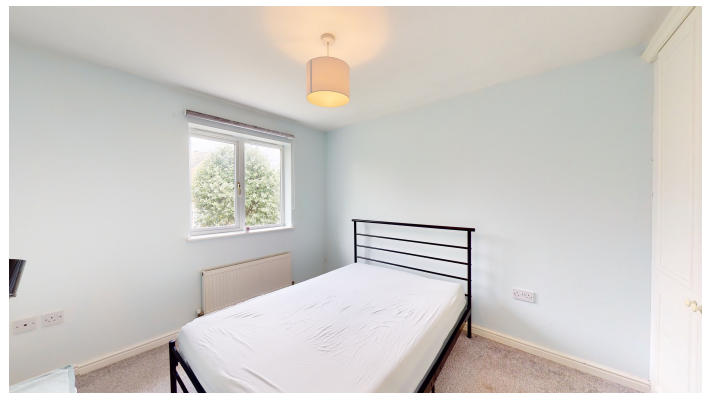
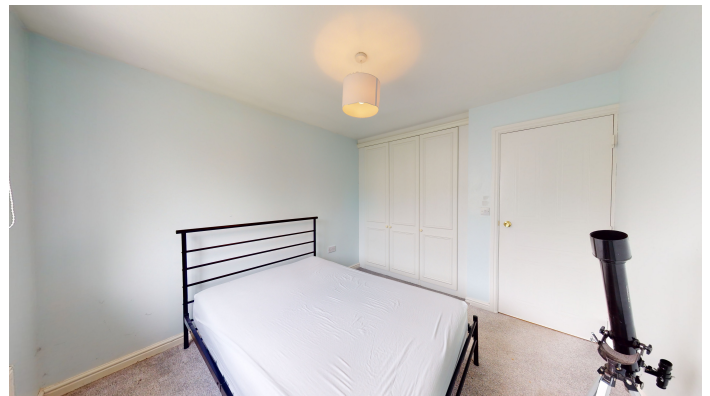
GROSS INTERNAL AREA
FLOOR 1: 44 m², FLOOR 2: 48 m²
TOTAL: 92 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 2



Second Bedroom

Master Bedroom



Third Bedroom



Family Bathroom



External

Front Aspect



Rear Garden



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 -

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>		
(92-100) A		
(81-91) B		83
(69-80) C	72	
(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	