

3 Bedroom(s), Semi-Detached House, To be Advised

Melford Drive, Balby, Doncaster.



- 3D Virtual Tour Available
- Modern and Contemporary Kitchen Diner
- Beautifully Presented Three Bedroom Semi Detached Family Home
- Popular Area in Balby
- Well Presented Lounge

- No Chain
- Utility Room
- Corner Plot with Attractive Rear Enclosed Garden
- Family Bathroom
- Garage And Driveway for 2 Cars

£199,950
For Sale

Book your viewing today Tel: 01302 247754

Owner's View

Nestled on a sought-after corner plot on Melford Drive in the popular area of Balby, this beautifully presented three-bedroom semi-detached home offers modern living at its finest. Perfect for families, first-time buyers, or those looking to upsize, this property is ready to move in and enjoy. Situated in a desirable location, the property benefits from excellent local amenities, schools, and transport links, making it an ideal choice for modern family living.

Ground Floor

Floor Plan



GROUND FLOOR PLAN
FLOOR 1: 14.11 m² (150 sq ft) (14.11 m²)
EXCLUDED AREA: 1.00 m² (10.76 sq ft)
TOTAL: 13.11 m² (141.86 sq ft)

Matterport

Entry



Lounge



Kitchen Diner



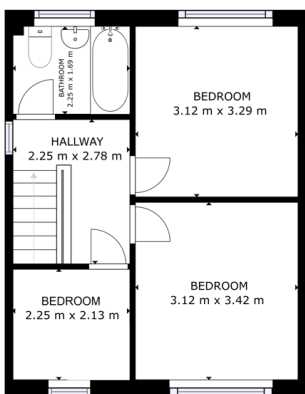


Utility



First Floor

Floor Plan

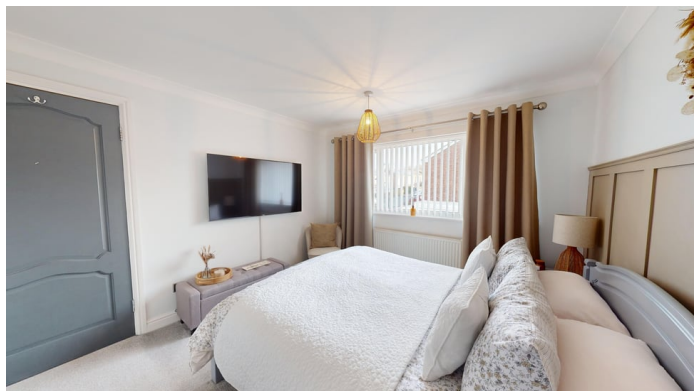


Matterport

Master Bedroom



Bedroom Two



Bedroom Three



Family Bathroom



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

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 -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

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 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

