

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

**Byram Court, Balby.**



- 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 21.8 sq.m. FLOOR 3 43.3 sq.m.  
EXCLUDED AREAS : GARAGE 15.4 sq.m. PATIO 71.6 sq.m.  
TOTAL : 115.9 sq.m.

Matterport

## Ground Floor W/C



## First Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 30.0 sq.m. FLOOR 2 21.8 sq.m. FLOOR 3 43.3 sq.m.  
EXCLUDED AREAS : GARAGE 15.4 sq.m. PATIO 71.6 sq.m.  
TOTAL : 115.9 sq.m.

Matterport

## Kitchen Diner



## Lounge



## Bedroom With En Suite



## Second Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 360.0 sq.m. FLOOR 2: 52.0 sq.m. FLOOR 3: 43.3 sq.m.  
EXCLUDED AREAS: GARAGE 25.4 sq.m. PATIO 72.6 sq.m.  
TOTAL: 1153.9 sq.m.  
SCALE AND CORRECTIONS AND APPROXIMATE, ACTUAL MAY VARY.



## Master Bedroom With En Suite



## Bedroom



## Family Bathroom



## External

### Front Aspect



### Rear Garden



### Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - New boiler installed in

April 2023.

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - New boiler installed in April 2023.

Boiler Location - In the loft.

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - In the loft.

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

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+) <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	