

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

**Horse Shoe Court, Balby, Doncaster.**



- 3D Virtual Tour Available
- Kitchen Diner
- Lounge
- Family Bathroom
- Local Amenities and Transport Links

- No Chain
- Ground Floor W/C
- Three Bedroom Semi Detached Family Home
- Spacious Rear Enclosed Garden
- Garage and Driveway

**£130,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

Located in a quiet cul-de-sac on Horse Shoe Court in Balby, this well-presented three-bedroom semi-detached home offers a fantastic opportunity for families, first-time buyers, and investors alike. The property is offered with no chain, ensuring a smooth and hassle-free purchase. The home benefits from a front garden, driveway for one car, and a garage, providing ample parking and storage space. Inside, there is a spacious lounge, leading through to a kitchen diner, perfect for family meals and entertaining. A ground floor W/C adds extra convenience. Upstairs, there are three bedrooms and a family bathroom. To the rear, an enclosed garden offers a private outdoor space, ideal for relaxation or play. Situated close to local amenities, schools, and transport links, this home is a great choice for those looking to settle in a sought-after location.

## Ground Floor

### Floor Plan

#### Lounge



#### Kitchen Diner



#### W/C



## First Floor

### Floor Plan



**Master Bedroom**



**Bedroom**



**Bedroom**



**Family Bathroom**



**Externals**

**Front Aspect**



**Rear Garden**



**Property Information**

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes





Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

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

