

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

**Tickhill Road, Balby.**



- 3D Virtual Tour Available
- Open Plan Lounge and Dining Room
- Ground Floor W/C
- Spacious Family Bathroom
- Detached Garage and Driveway allowing for Off Road Parking

- Charming Semi Detached Home
- Conservatory
- Three Bedrooms
- Generous and Mature Rear Enclosed Garden

**£240,000**  
**For Sale**

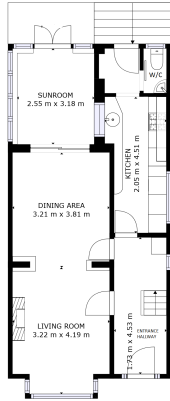
*Book your viewing today* Tel: 01302 247754

## 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... This is a lovely 3 bed family home. It's had a kitchen and bathroom extension plus has a down stairs toilet. There is a conservatory off the lounge/diner with access to the garden. The garden is very well established and is over 150 feet long with many shrubs, trees and a garden pond. The property is south west facing so gets lots of sunshine in the summer. It is on the main bus route to Doncaster just 3 miles away and close to a small Asda, plus Tesco Extra, Lidl and Morrisons just down the road. There are two primary schools and a secondary school in walking distance.

## Ground Floor

### Floor Plan



TOTAL: 192 m<sup>2</sup>  
FLOOR 1: 156 m<sup>2</sup>, FLOOR 2: 46 m<sup>2</sup>  
EXCLUDED AREAS: PORCH: 4 m<sup>2</sup>

FLOOR 1

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Open Plan Lounge and Dining Room



## Conservatory



## Kitchen



## Ground Floor W/C

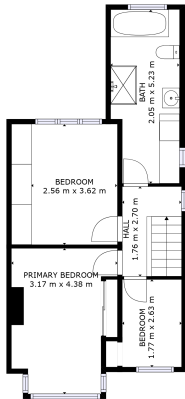


## Bedroom



## First Floor

### Floor Plan



TOTAL: 102 m<sup>2</sup>  
FLOOR 1: 58 m<sup>2</sup>, FLOOR 2: 44 m<sup>2</sup>  
EXCLUDED AREAS: PATIO: 4 m<sup>2</sup>

FLOOR 2

SIZES AND EXPRESSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Bedroom



## Bathroom



## Bedroom



## External

### Front Aspect



### Rear Garden



## Property Information

Council Tax Band - B  
 Utilities - Mains Gas, Mains Electricity, Mains Water  
 Water Meter - No  
 Average Annual Electricity Bills - £1300  
 Average Annual Gas Bills - £1050  
 Average Annual Water Bills -

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.



Tenure - Freehold  
 Solar Panels - No  
 Space Heating System - Gas Boiler with radiators  
 Approximate Heating System Installation Date -  
 Water Heating System - Gas boiler with tank  
 Approximate Water Heating Installation Date -  
 Boiler Location - In the kitchen  
 Approximate Electrical System Installation Date -  
 Approximate Electrical System Test Date -  
 Fires/Heaters - Gas  
 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>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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 