

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

Smith Square, Balby, Doncaster.



- 3D Virtual tour available
- Kitchen diner
- Three Bedrooms
- Front and rear enclosed gardens
- Close to transport links

- Three bed semi detached home
- Lounge
- Bathroom
- No chain
- Ground floor w/c

£110,000
For Sale

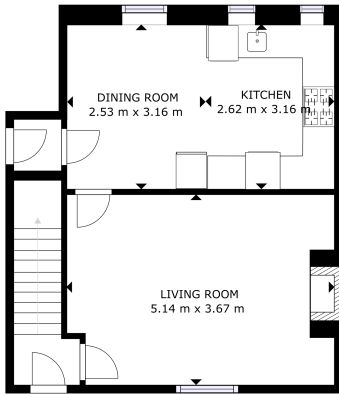
Book your viewing today Tel: 01302 247754

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... A 3 bedroom, semi detached property located in Balby. Efficiently located close to transport links which connect you to the A1, M18 and M1. Close by to amenities such as supermarkets, retail parks, schools and parks. This would be a great home for a first time buyer looking to get on the property or an investor who is looking to expand their portfolio.

Ground Floor

Floor Plan



GROUND FLOOR

GROSS INTERNAL AREA
GROUND FLOOR: 42.84 m², SECOND FLOOR: 42.8 m²
TOTAL: 85.64 m²

SIZE AND EXPRESSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Lounge

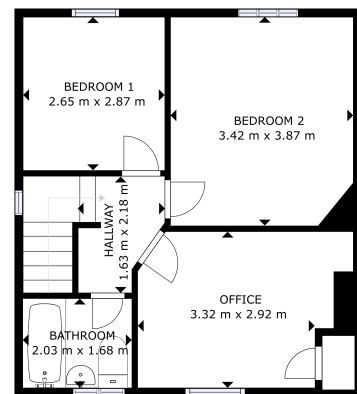


Kitchen Diner



First Floor

Floor Plan



SECOND FLOOR

GROSS INTERNAL AREA
GROUND FLOOR: 42.84 m², SECOND FLOOR: 42.8 m²
TOTAL: 85.64 m²

SIZE AND EXPRESSIONS ARE APPROXIMATE, ACTUAL MAY VARY



First Bedroom



Second Bedroom



Third Bedroom



Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills - £250

Average Annual Gas Bills - £250

Average Annual Water Bills - £400



Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 7 years

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 7 years

Boiler Location - Bedroom

Approximate Electrical System Installation Date - 15 years

Approximate Electrical System Test Date - 2021

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Partially

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		85
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 