

el: 01302 247754 Email: info@thepropertyhive.co.uk Web: www.thepropertyhive.co.uk

3 Bedroom(s), Terraced House, Freehold

Florence Avenue, Balby.









- 3D Virtual Tour Available
- Beautifully Presented Mid Terrace Home
- Modern and Contemporary Breakfast Kitchen
- Shower Room
- Rear Enclosed Garden

- No Chain
- Open Plan Lounge and Dining Room
- Three Bedrooms
- Detached Garage with Access to the Rear
- Out Building With W/C and Storage

£130,000

**For Sale** 



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#### 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... Welcome to Florence Avenue, a beautifully presented mid-terrace home offering the perfect blend of comfort and convenience. This charming property features three spacious bedrooms, ideal for families or professionals seeking proximity to the city centre. Situated just a five-minute walk from the nearest school, it is an excellent location for families with children. The property boasts a well-stocked rear garden, providing a tranquil outdoor space for relaxation and entertainment. With its appealing layout and prime location, this home is a must-see for anyone looking for a vibrant and accessible locale.

#### **Ground Floor**

#### Floor Plan



6 hive

#### **Kitchen**





#### **Open Plan Lounge and Dining Room**











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#### **First Floor**

#### Floor Plan



6 hive

GROSS INTERNAL AREA FLOOR 1 42.5 sq.m. FLOOR 2 41.6 sq.m. TOTAL: 84.2 sq.m.

Matterport

#### **Bedroom**





#### **Bedroom**





**Bedroom** 



**Shower Room** 





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#### **External**

#### **Front Aspect**



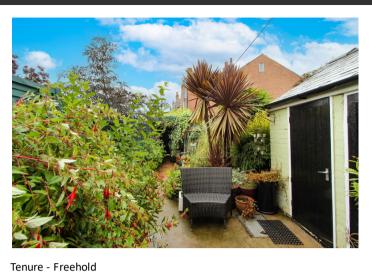
#### **Rear Garden**





#### **Property Information**

Council Tax Band - A
Utilities - Mains Gas, Mains Electricity, Mains Water
Water Meter - Yes
Average Annual Electricity Bills - £740
Average Annual Gas Bills - £780
Average Annual Water Bills - £288



Solar Panels - No
Space Heating System - Gas Boiler with radiators
Approximate Heating System Installation Date - Approx. 35 years about
Water Heating System - Gas boiler with tank
Approximate Water Heating Installation Date - As Above
Boiler Location - Kitchen
Approximate Electrical System Installation Date - Approx. 35 Years
Approximate Electrical System Test Date - Unknown
Fires/Heaters - Gas
Permanent Loft Ladder - No
Loft Insulation - Yes
Loft Boarded out - 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.



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### **Energy Performance Certificate**

