

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

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... 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



GROSS INTERNAL AREA
FLOOR 1: 42.2 sq.m. FLOOR 2: 41.6 sq.m.
TOTAL: 84.2 sq.m.

Matterport

Open Plan Lounge and Dining Room



Kitchen



First Floor

Floor Plan



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 41.5 sq.m., FLOOR 2: 41.6 sq.m.,
 TOTAL: 83.2 sq.m.
SCALE AND DIMENSIONS ARE APPROXIMATE. VISUAL MAY VARY.



Bedroom



Bedroom



Bedroom



Shower Room



External

Front Aspect



Rear Garden



Tenure - Freehold

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.

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

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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 