

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

**Arden Gate, Balby, Doncaster.**



- 3D Virtual Tour Available
- Three Bedroom Detached Family Home
- Spacious Lounge
- Driveway and Garage offering Ample Parking
- Popular Area in Balby

- No Chain
- Open Plan Kitchen & Snug
- Family Bathroom
- Rear Enclosed Garden

**Offers in Region Of  
£235,000  
For Sale**

*Book your viewing today* Tel: 01302 247754

## Owner's View

This charming 3-bedroom detached house, located on the peaceful Arden Gate in Balby, Doncaster, offers a perfect family home in a highly sought-after area. Situated on a quiet street, the property enjoys a tranquil setting while still being within easy reach of local amenities and transport links.

### Ground Floor

#### Floor Plan



GROUND FLOOR AREA  
 ROOMS: 11.00 x 11.00 m, 11.00 x 11.00 m, 11.00 x 11.00 m  
 EXCLUDED AREA: 11.00 x 11.00 m, 11.00 x 11.00 m, 11.00 x 11.00 m  
 TOTAL: 11.00 x 11.00 m



### Dining Area/Snug



### Kitchen



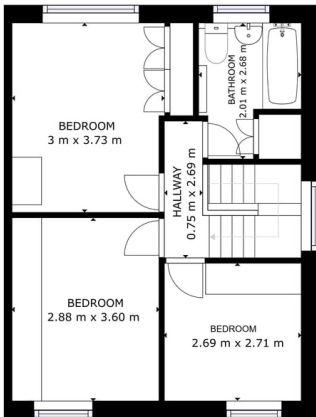
### Lounge



### First Floor



Floor Plan



CREATED BY: MATT WOODS  
 FILED: 2018-03-15 10:00:00 AM - 03/15/18  
 INCLUDED: 100% OF THE ROOMS - 100% OF THE ROOMS  
 EXCLUDED: 100% OF THE ROOMS - 100% OF THE ROOMS  
 TOTAL: 100% OF THE ROOMS - 100% OF THE ROOMS



Master Bedroom



Bedroom



Bedroom





**Family Bathroom**



**Externals**

**Front Aspect**



**Rear Externals**



**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 - 19/6/1979
- Water Heating System - Gas Boiler (Hot Water Tank)
- Approximate Water Heating Installation Date - 19/6/1979
- Boiler Location - Kitchen

Approximate Electrical System Installation Date - 19/6/1979

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>55</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 

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