

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

Horse Shoe Court, Balby.



- 3D Virtual Tour Available
- Ground Floor Toilet
- Kitchen
- Front Garden with Driveway
- Perfect Home For First Time Buyers & Investors

- No Chain
- Lounge
- Two Bedrooms
- Rear Garden
- Great Motorway Links and Local Amenities

**Offer In Region of
£130,000
Reduced**

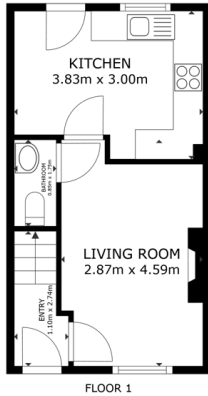
Book your viewing today Tel: 01302 247754

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 Charming semi detached home can be found in the perfect location for great motorway links and the amenities nearby. Benefitting from two bedrooms, kitchen, lounge, ground floor w/c, rear enclosed garden and off road parking. This property is perfect for first time buyers and investors alike.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1 27.6 m² FLOOR 2 27.5 m²
TOTAL: 55.1 m²

Matterport

Lounge



Ground Floor Toilet

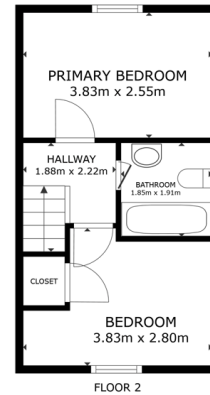


Kitchen



First Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1 27.6 m² FLOOR 2 27.5 m²
TOTAL: 55.1 m²

Matterport

Bedroom



Bedroom



Bathroom



External

Front Aspect



Rear



Property Information Form

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No



We make it happen.

Tel: 01302 247754

Email: info@thepropertyhive.co.uk

Web: www.thepropertyhive.co.uk

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 2019

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 2019

Boiler Location - Kitchen

Approximate Electrical System Installation Date - When built

Approximate Electrical System Test Date -

Fires/Heaters - Gas

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+) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(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	