

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

**Burgundy Road, Balby.**



- 3D Virtual Tour Available
- Three Bedrooms
- Rear Garden With Decking Area
- Under Floor Heating in Kitchen
- Power Supply to Rear Garden and Driveway

- Beautifully Presented Semi Detached Home
- Driveway
- Close To Lakeside, Shops, Restaurants And Other Amenities
- Outdoor Hot and Cold Tap
- Outside Lights to Front, Rear and Side

**£215,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

Welcome to this beautifully presented 3-bedroom semi-detached modern home, ideal for families and professionals alike. Situated in a sought-after neighborhood, this property combines contemporary design with luxury features, ensuring a comfortable and stylish living experience.

## Ground Floor

### Floorplan

### Kitchen/Diner



## Living Room



## Downstairs WC



## Ground Floor

### Floorplan

## Master Bedroom



## Second Bedroom



## Third Bedroom



## Family Bathroom



## Externals



## Front Aspect



## Rear Aspect



## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Leasehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 8/16/2016



Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 8/16/2016

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 8/16/2016

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - No

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

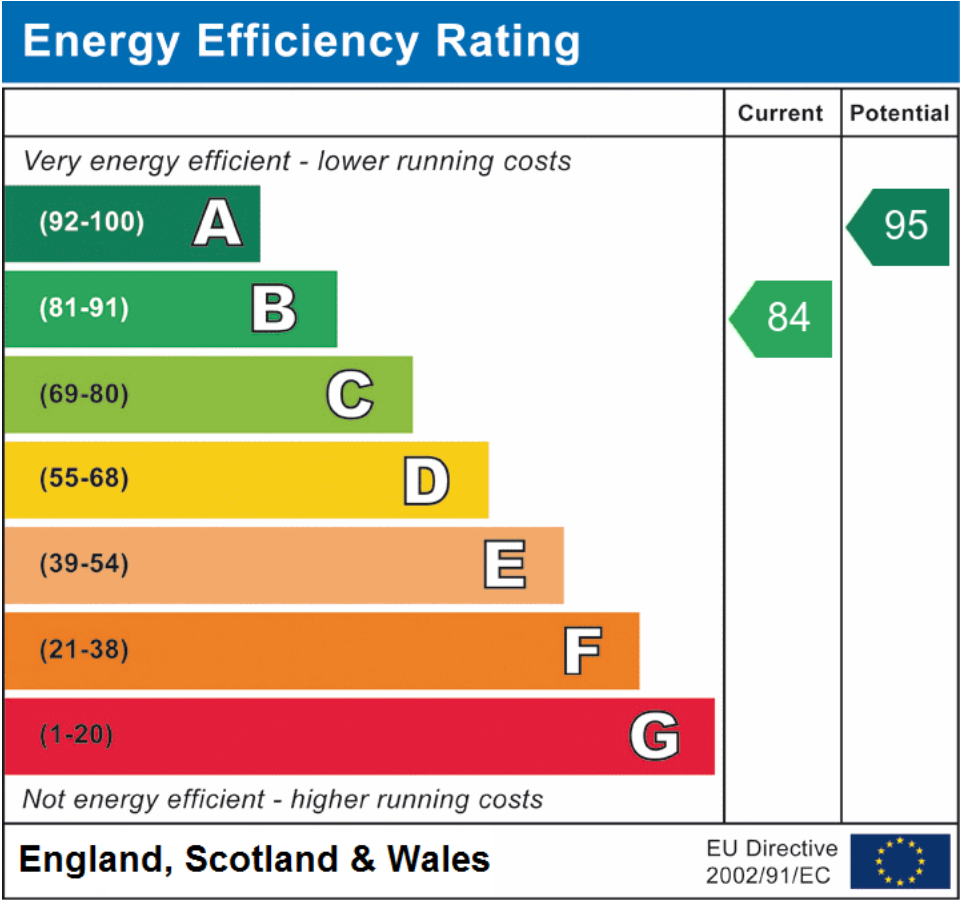
Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

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



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.