

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

Church Balk, Edenthorpe, Doncaster.



- 3D Virtual Tour Available
- Modern Open Plan Breakfast Kitchen and Dining Area
- Contemporary Family Bathroom
- Popular Location with Nearby Schools and Amenities
- Fourth Bedroom/Study with Velux Window Plus Ground Floor Toilet

- Beautifully Presented Three/Four Bedroom Semi Detached Home
- Open Plan Lounge
- Front Garden, Driveway and Garage
- Spacious Rear Enclosed Garden
- GUIDE PRICE: £260,000-£270,000

**£260,000
For Sale**

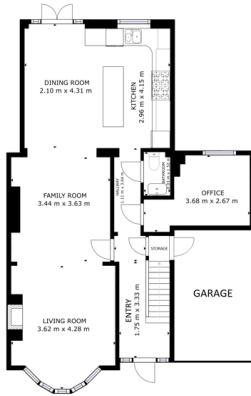
Book your viewing today Tel: 01302 247754

Owner's View

GUIDE PRICE: £260,000-£270,000. Located on a quiet cul-de-sac on Church Balk, Edenthorpe is this stunning, extended, three/four bedroom semi-detached home. The property has been fully upgraded and modernised. The downstairs now has a spacious, open-plan flow with a high spec kitchen that flows to the garden. There is also a bedroom and W/C downstairs. Upstairs you will find three bedrooms, one of which is being used as an office along with a beautiful family bathroom. There is off road parking to the side of the property that can fit up to 3 cars and an enclosed, low maintenance garden to the rear that is south-facing. Expect to be impressed when you look at this property and please call the office ASAP to register your interest as we anticipate that this property will sell quickly.

Ground Floor

Floor Plan



Matterport

Entry



Breakfast Kitchen Diner



Lounge and Sitting Area





Study



W/C



First Floor

Floor Plan

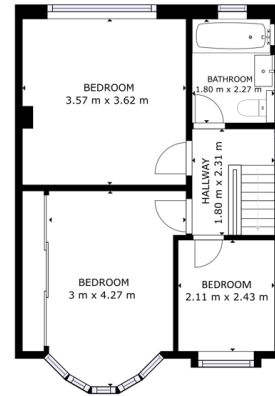


FIGURE 2

GROSS INTERNAL AREA
FLOOR 1: 70.86 sq. m. FLOOR 2: 42.28 sq. m.
TOTAL: 113.14 sq. m.

Matterport

Master Bedroom



Bedroom





Bedroom



Family Bathroom



Externals

Front Aspect



Rear Garden



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 - 12/1/2023

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 12/1/2023



Boiler Location - Garage

Approximate Electrical System Installation Date - 6/1/2020

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out – Yes

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

