

2 Bedroom(s), Terraced House, Freehold

Clarence Avenue, Balby.



- 3D Virtual tour available
- Two bedrooms
- No chain
- Kitchen

- Mid terrace home
- Bathroom
- Rear enclosed courtyard
- Close to city centre and transport links

£99,950
For Sale

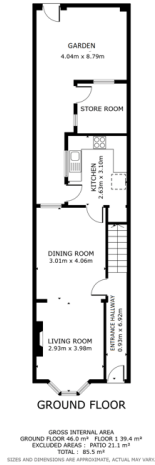
Book your viewing today Tel: 01302 247754

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...I've owned the property since 2018 and it's been a great house for rental, always tenanted. The refurbishment was completed in January and now offers a modern and well maintained house. The tenants are great tenants, long standing and always on time with rent payments. They keep the house clean and tidy.

Ground Floor

Floor Plan



Matterport

Kitchen



Open Plan Lounge Diner



First Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
GROUND FLOOR: 96.0 m² | FIRST FLOOR: 39.4 m²
EXCLUDED AREA: 10.0 m² | TOTAL: 125.4 m²



First Bedroom



Second Bedroom



Bathroom



External

Front Aspect



Rear Garden



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 - No

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - New boiler Jan 2019

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - Bathroom

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date - 30/1/2019

Fires/Heaters - Electric

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

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Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		90
(81-91) B		
(69-80) C		64
(55-68) D	64	
(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 

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