

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
- New Boiler installed 19/5/2022

Offers in Region Of
£215,000
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
Lounge 11.0m x 12.0m
Kitchen 5.5m x 2.0m
Dining Area 3.0m x 2.0m
Total 21.5m x 14.0m
EXCLUDED AREA: PORCH, BALCONY, PATIO, DRIVE, GARDEN
TOTAL 14.0m x 10.0m
BASED ON DIMENSIONS AND APPROXIMATELY ACTUAL AREA

Matterport

Kitchen



Dining Area/Snug



Lounge



First Floor



the property
hive

We make it happen.

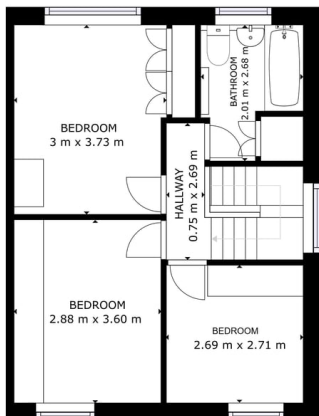
Tel: 01302 247754

Email: info@thepropertyhive.co.uk

Web: www.thepropertyhive.co.uk



Floor Plan



Matterport

Master Bedroom



Bedroom



Bedroom



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.



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 new boiler fitted May 2022

Approximate Heating System Installation Date -

Water Heating System - Gas Boiler (Hot Water Tank)

Approximate Water Heating Installation Date -

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

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

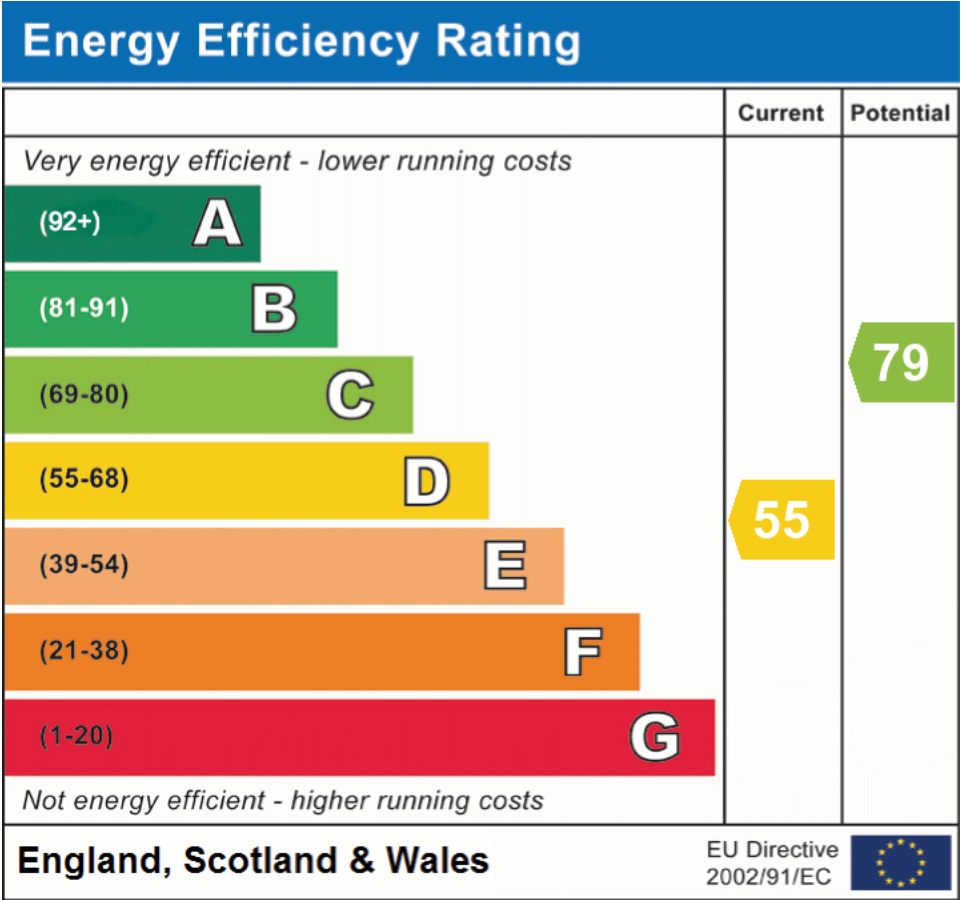
Are you aware of any known risk to flooding at the property? - No

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



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.