

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

**Blossom Crescent, Balby, Doncaster.**



- 3D Virtual Tour Available
- Modern and Well Presented Throughout
- Bright and Spacious Lounge
- Contemporary Family Bathroom
- Driveway for Off Road Parking

- Two Bedroom Semi Detached Home
- Fitted Kitchen Diner
- Ground Floor W/C
- Rear Enclosed Garden
- Local Amenities, Schools and Transport Links

**£210,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

## Owner's View

We have truly loved living in this stylish and beautifully presented home, which offers a perfect blend of modern design and everyday comfort. Over the past four years, the property has been lovingly cared for and thoughtfully maintained, creating a warm and inviting atmosphere throughout. It features two generous double bedrooms and a bright, welcoming lounge that opens out onto the garden, allowing natural light to flood in and creating a seamless indoor-outdoor living space. The south-facing garden is a real sun trap and has been one of our favourite features, providing the perfect space to relax or entertain while enjoying sunshine throughout the day. Set in a peaceful location yet conveniently close to local amenities, schools, and excellent transport links, the area also offers a strong sense of community and access to green spaces. It has been a wonderful place to call home, and we feel it will appeal to buyers looking for a property that combines style, practicality, and a great location.

## Ground Floor

### Floor Plan

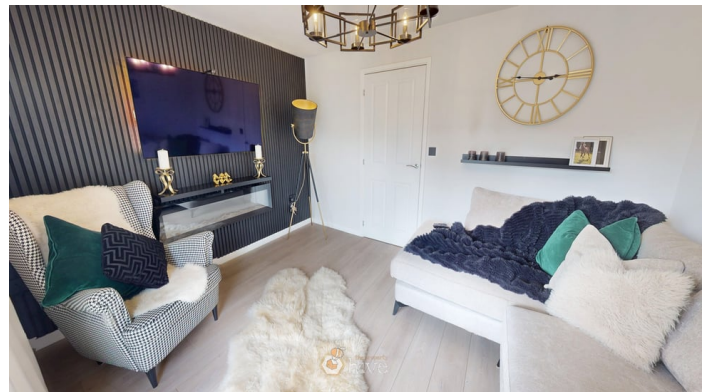
### Entry



### Kitchen Diner



### Lounge



**W/C**



**Bedroom**

**First Floor**

**Floor Plan**

**Landing**



**Master Bedroom**



**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 - 4/15/2022

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 4/15/2022

Boiler Location - In the kitchen, (Integrated)

Approximate Electrical System Installation Date - 4/15/2022

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 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.

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## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 