

3 Bedroom(s), End of Terrace House, Leasehold

Woodfield Way, Balby.



- Lovely End of Terrace Family Home
- Lounge
- Ground Floor W/C
- Family Bathroom
- Popular Location

- 3D Virtual Tour Available
- Modern Kitchen Diner
- Three Bedrooms En Suite to Master
- Rear enclosed Garden with Summer House Ideal for Home Office or Gym

£219,950
For Sale

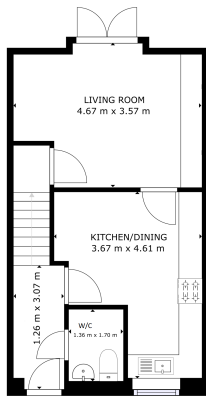
Book your viewing today Tel: 01302 247754

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... Aircon fitted in 2 bedrooms , summer house fitted with electricals currently used for a gym , media wall with fitted electric fire. Brand new blinds fitted throughout integrated appliances. Low maintenance garden with separate decking area , modern spa style bathroom, composite gate and brand new composite front door and brand new all oak interior fire doors

Ground Floor

Floor Plan



CREATED BY: MATT
FLOOR 1: 12.26 m² FLOOR 2: 18.26 m² FLOOR 3: 18.11 m²
TOTAL: 48.63 m²

Matterport

Kitchen Diner



Lounge

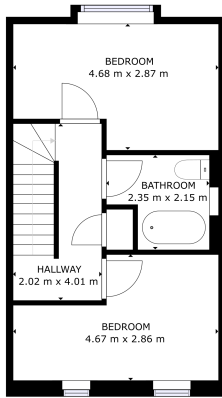


Ground Floor W/C



First Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 39.23 m² FLOOR 2: 18.26 m² FLOOR 3: 20.12 m²
TOTAL: 77.61 m²

NOTE: ALL DIMENSIONS ARE APPROXIMATE. SEE 3D VISUALS.

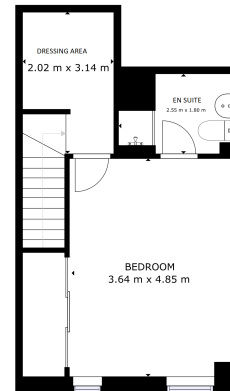


Family Bathroom



First Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 29.23 m² FLOOR 2: 18.26 m² FLOOR 3: 20.12 m²
TOTAL: 67.61 m²

NOTE: ALL DIMENSIONS ARE APPROXIMATE. SEE 3D VISUALS.



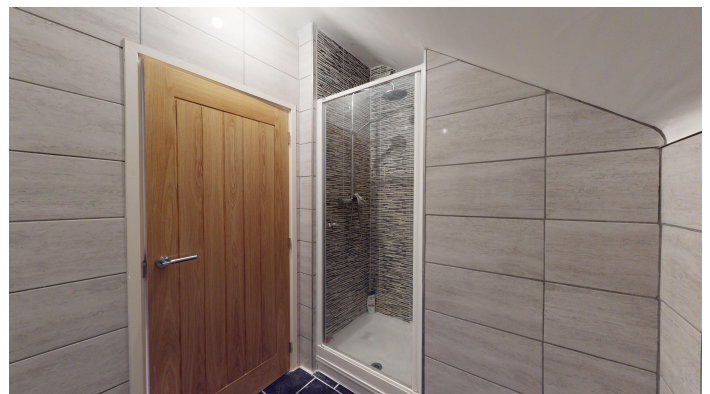
Bedroom



Bedroom



Master Bedroom with En Suite



External



Front Aspect



Rear Garden



Summer House



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water, Smart meters

Water Meter - Yes

Average Monthly Electricity Bills - £150

Average Monthly Gas Bills - £100

Average Monthly Water Bills - £50

Tenure - Leasehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 2017 from new

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2017

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 2017

Approximate Electrical System Test Date - 2017

Fires/Heaters - Electric

Permanent Loft Ladder - N/A

Loft Insulation - Yes

Loft Boarded out - Yes- Plastered and carpeted

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(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 