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

Wivelsfield Road, Balby, Doncaster.

- 3D Virtual Tour Available
- Spacious Kitchen Diner
- Modern Family Bathroom
- Driveway for Off Road Parking
- Well Connected Location

- Three Bedroom Semi Detached Property
- Lounge
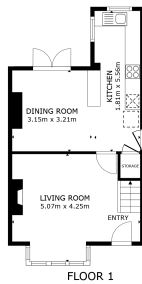- Rear Enclosed Garden
- Local Amenities

£160,000

For Sale

Owner's View

It's a quiet area, great neighbours, where everyone says hello and a 'sun trap' of a garden

Ground Floor

Floor Plan

KITCHEN
1.81m x 5.56m

DINING ROOM
3.15m x 3.21m

STORAGE

LIVING ROOM
5.07m x 4.25m

ENTRY

FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 42.6 m²   FLOOR 2 35.0 m²
EXCLUDED AREAS :   PATIO 32.6 m²
TOTAL :   77.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport®

Kitchen Diner

Lounge

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.
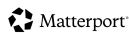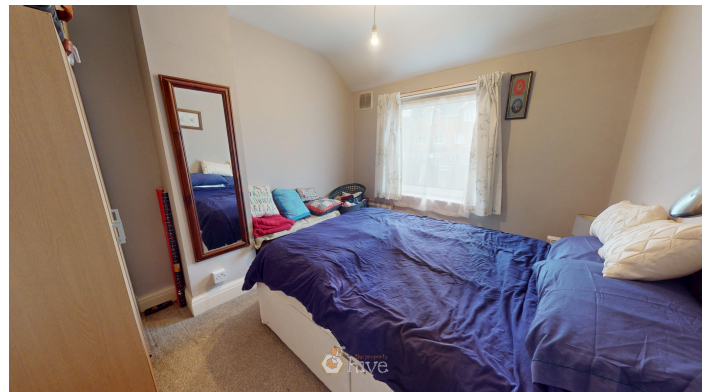
First Floor

Floor Plan
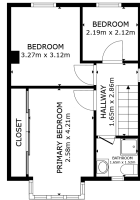
FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 42.6 m²   FLOOR 2 35.0 m²
EXCLUDED AREAS : PATIO 32.6 m²
TOTAL : 77.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport®

Bedroom

Master Bedroom

Bedroom

Family Bathroom

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Externals

Front Aspect

Rear Garden

Approximate Heating System Installation Date - 1/23/2023
Water Heating System - Gas boiler (Combi)
Approximate Water Heating Installation Date -
Boiler Location - Loft
Approximate Electrical System Installation Date -
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.

Property Description

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

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Energy Performance Certificate

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) **A**		
(81-91) **B**		82
(69-80) **C**		
(55-68) **D**	61	
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC