





**A DESIRABLE FAMILY LOCATION AND A LOVELY EXTENDED, THREE BEDROOM HOME IN BALBY.** This semi detached house has been lovingly cared for by the current owners and would provide a suitable family home for any buyer. The accommodation has been extended to the rear to provide a larger kitchen and must be viewed to be fully appreciated. In brief this delightful home comprises of entrance hall, living room, dining room, extended kitchen, landing, three bedrooms, shower room, paved off street parking, garage, front/rear gardens and is **AVAILABLE WITH NO UPWARD CHAIN & VACANT POSSESSION.**

#### **ENTRANCE HALL**

10' 6" x 6' 3" (3.21m x 1.91m) A superb spacious three bedroom home in the heart of Balby with access via the front facing double glazed frosted door leading to the entrance hallway, front facing double glazed windows, radiator, coving to the ceiling and stairs leading to the first floor.

#### **LIVING ROOM**

13' 1" x 10' 6" (4.01m x 3.22m) A wonderful bright family reception space with front facing double glazed bay window, open access to the separate dining area, radiator, coving to the ceiling, coal effect gas fire and a decorative feature surround.

#### **DINING ROOM**

10' 11" x 11' 5" (3.35m x 3.49m) A second spacious reception room, currently used as the dining room offering views over the rear garden via the rear facing double glazed sliding doors to the patio, radiator, coving to the ceiling and access to the living room.



### EXTENDED KITCHEN

20' 5" x 8' 5" (6.24m x 2.57m) A beautifully presented kitchen that has been extended to maximise the available space, with fitted units at eye and base level, rolled top surfaces incorporating a single and half bowl sink with drainer unit, four ring gas hob with extractor hood above, double electric oven, plumbing for a washing machine, space for a fridge, space for a freezer, two radiators, coving to the ceiling, partially tiled splash backs above the surfaces, two storage cupboards, side facing double glazed door to the driveway and a rear facing double glazed window.

### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

10' 4" x 5' 9" (3.15m x 1.77m) Providing access to all bedrooms/shower room, storage cupboard, loft access point and a side facing double glazed window.

### BEDROOM

11' 2" x 10' 8" (3.41m x 3.27m) A great sized double bedroom with double glazed bay window to the front, coving to the ceiling, radiator, fitted wardrobes and dressing area.

### BEDROOM

11' 1" x 11' 5" (3.39m x 3.49m) Further lovely double bedroom located to the rear of the property with views over the garden, fitted wardrobes and a radiator.

### BEDROOM

8' 3" x 6' 7" (2.53m x 2.02m) A spacious single bedroom with front facing double glazed window, radiator and coving to the ceiling.







### **SHOWER ROOM**

8' 3" x 4' 9" (2.53m x 1.47m) A nicely presented shower room that offers a walk in wet area with shower unit above, curtain rail, low flush WC, wash hand basin, spotlights to the ceiling, coving to the ceiling, side facing double glazed frosted window and a rear facing double glazed frosted window.

### **FRONT GARDEN**

A low maintenance front garden with wall enclosure, double gates leading to the driveway, slate beds with paved edging, shrub beds and a fence to one side.



### **DRIVEWAY**

Paved area providing off street parking for 2/3 cars leading to the single garage.

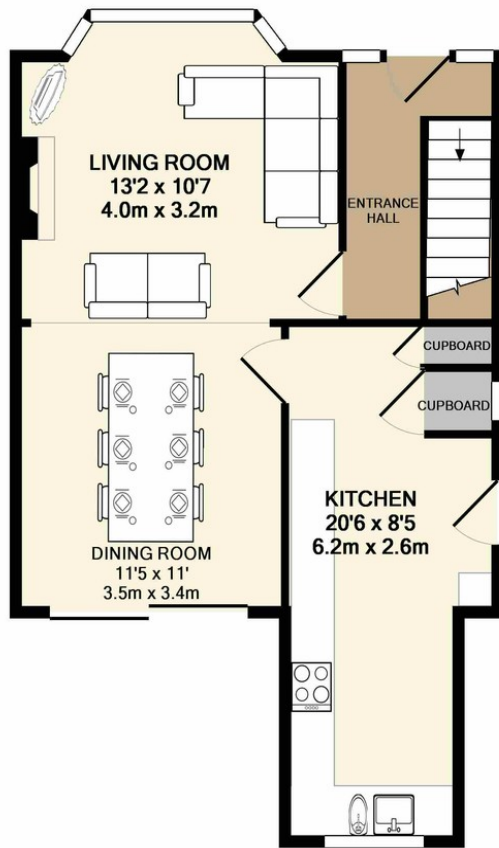
### **GARAGE**

Benefits from an up and over door, plus power supply and lighting.

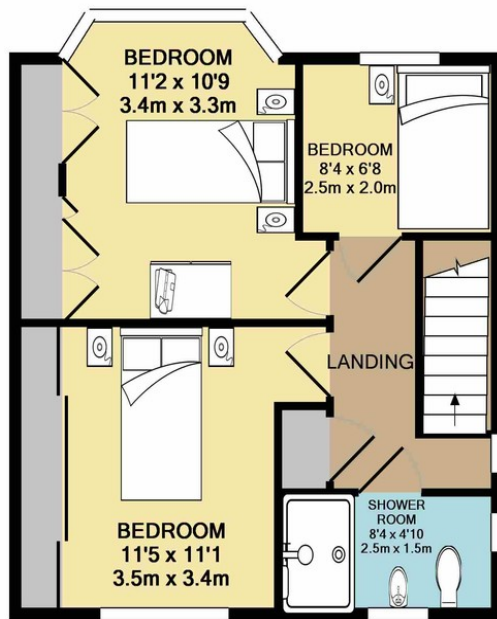
### **REAR GARDEN**

A beautifully landscaped rear garden with large paved patio, gravel beds, paved circle to the rear of the garden, shrub beds and side access to the driveway.





GROUND FLOOR  
APPROX. FLOOR  
AREA 504 SQ.FT.  
(46.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 440 SQ.FT.  
(40.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 944 SQ.FT. (87.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	