

TO LET



Belvedere, Balby
£775 pcm


MARTIN&CO



Belvedere, Balby

Semi-Detached House,
3 bedroom, 1 bathroom

£775 pcm

Date available: Available Now

Deposit: £894.23

Unfurnished

Council Tax band:

- Three Good Sized Bedrooms
- Attractive Fitted Kitchen with Integral Appliances
- Enclosed Rear Garden
- Off Road Parking.
- New Carpets.
- Newly Decorated Throughout.



Martin & Co are pleased to offer this well presented three bedroom semi-detached property in Balby. Briefly comprising of a living room and kitchen on the ground floor. Three bedrooms and a family bathroom on the first floor. Also benefits from a rear garden and off road parking. Call now to arrange a viewing!

LIVING ROOM 11' 11" x 16' 8" (3.63m x 5.08m) A spacious living room with feature fireplace.

KITCHEN 9' 9" x 20' 2" (2.97m x 6.15m) Fitted with a range of wood effect wall and base units complimented with black worktops. Also benefits from an integrated oven, gas hob, extractor fan, fridge/freezer and dishwasher. There is also plumbing for a washing machine and plenty of space for a

dining table. Patio doors leading to the rear garden.

BEDROOM 9' 7" x 10' 0" (2.92m x 3.05m) A double bedroom situated on the first floor.

BEDROOM 12' 3" x 11' 5" (3.73m x 3.48m) A second double bedroom situated on the first floor.

BEDROOM 9' 1" x 8' 7" (2.77m x 2.62m) A single bedroom situated on the first floor.

BATHROOM 9' 7" x 5' 6" (2.92m x 1.68m) A family bathroom fitted with white three piece suite and electric shower.



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Ground Floor



Approximate total area⁽¹⁾
 825.81 ft²
 76.72 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Martin & Co Doncaster

38 Hall Gate • Doncaster • DN1 3NR
 T: 01302 343 494 • E: doncaster@martinco.com

01302 343 494

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

