

TO LET



Scarth Avenue, Balby  
£750 pcm

  
**MARTIN&CO**





## Scarth Avenue, Balby

Mid Terraced House,  
3 bedroom, 1 bathroom

£750 pcm

Date available: 31st March 2025

Deposit: £865.38

Unfurnished

Council Tax band: A

- Three bedroom Mid Terrace
- Two reception rooms
- Enclosed Garden
- Cellar
- On Road Parking
- Excellent commuter links
- Close to amenities



A wonderful three bedroom, mid terrace property in Balby. This deceptively spacious terrace property has much to offer, with plenty of original features still maintained throughout with coving, picture rails and sconces. You will be pleasantly surprised with the spacious room sizes in this property, briefly comprising entrance hallway, lounge, dining room and kitchen. On the first floor there are two double bedrooms, a single bedroom and bathroom.

You have an enclosed court yard garden to the rear and also the added storage of the cellar.

**LOUNGE 9' 8" x 13' 10" (2.97m x 4.22m)** A spacious lounge area with bay window to the front of the property. This room has many remarkable features,

such has high ceilings, ornate coving, picture rails and feature fireplace.

**DINING ROOM** 13' 0" x 12' 0" (3.98m x 3.67m) A second spacious reception room, again with high ceilings, ornate coving, picture rails and tiled effect flooring. You have easy access into the kitchen and also to the first floor.

**KITCHEN** 8' 2" x 12' 11" (2.51m x 3.96m) A modern kitchen fitted with a range of wood effect wall and base units, complemented with black worktops. Also benefits from an extractor fan and plumbing for a washing machine.

**CELLAR** There is added storage / space with the cellar.

**BEDROOM** 13' 0" x 12' 0" (3.98m x 3.66m) The master bedroom is at the front of the property and space will not be an issue. .

**BEDROOM** 10' 7" x 11' 11" (3.25m x 3.64m) Second double bedroom with closet area.

**BEDROOM** 8' 4" x 10' 1" (2.56m x 3.08m) A single bedroom.

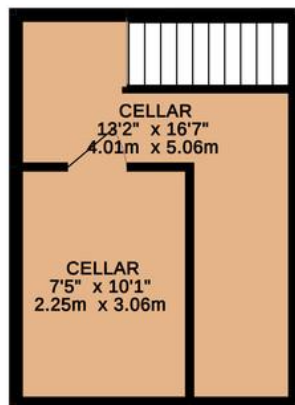
**BATHROOM** 5' 6" x 5' 2" (1.68m x 1.58m) A family bathroom fitted with a white three piece suite and over bath shower.



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**BASEMENT 196 sq. ft.**  
( 18.2 sq. m. )



**GROUND FLOOR 466 sq. ft.**  
( 43.3 sq. m. )



**1ST FLOOR 461 sq. ft.**  
( 42.8 sq. m. )



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