





**SUCH A GREAT SPACIOUS
THREE BEDROOM HOME
AND AN IDEAL FIRST TIME
BUY, ON HAIGH ROAD IN
BALBY. This beautiful
property offers purchasers a
move in ready house that is
sure to be a popular one.
Pleasantly decorated
throughout an early inspection
is highly recommended. It
briefly comprises of entrance
hallway, lounge, separate
dining room, kitchen, stairs to
the first floor landing, three
lovely bedrooms, bathroom,
front and rear gardens.
GREAT BUY IN DN4.**



ENTRANCE HALL

3' 8" x 3' 10" (1.12m x 1.17m) This lovely house is accessed via the front facing double glazed door to the entrance hallway, open access to the lounge, radiator and stairs to the first floor landing.

LOUNGE

11' 8" x 11' 2" (3.56m x 3.42m) Fabulous bright reception room with front facing double glazed bay window, radiator, spotlights and front facing double glazed bay window.

DINING ROOM

10' 0" x 9' 2" (3.05m x 2.80m) Second reception room with rear facing double glazed French doors to the garden, open access to the kitchen and a radiator.

KITCHEN

6' 9" x 18' 4" (2.07m max x 5.61m) Fantastic long kitchen with storage cupboard beneath the stairs, two side facing double glazed windows, rear facing double glazed window, a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, four ring gas hob with extractor fan above, single electric oven, plumbing for a washing machine, boiler unit and a side facing stable door.

STAIRS

Leading from the entrance hallway to the first floor landing.

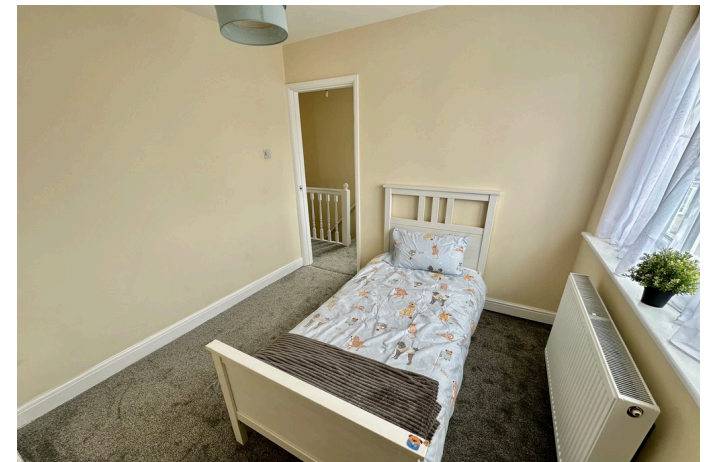
LANDING

5' 7" x 5' 11" (1.71m x 1.81m) Providing access to all bedrooms/bathroom and side facing double glazed window.

BEDROOM

9' 10" x 11' 4" (3.01m x 3.46m) Great double bedroom with front facing double glazed window and a radiator.







BEDROOM

9' 9" x 9' 2" (2.98m x 2.81m) Further double bedroom with views over the garden via the rear facing double glazed window and a radiator.

BEDROOM

5' 7" x 6' 2" (1.71m x 1.90m) Third single bedroom with front facing double glazed window and a radiator.

BATHROOM

5' 8" x 5' 8" (1.73m x 1.75m) Nicely presented bathroom with a P-shaped bath, glass shower screen mounted above, electric shower unit, wash hand basin within a vanity unit, low flush WC, heated towel radiator, tiled walls and rear facing double glazed frosted window.



FRONT GARDEN

Large gravelled area with open access to the front and side access gate to the rear garden.

REAR GARDEN

Fence enclosed rear garden which is mainly laid to lawn, paved patio, shrub beds and side access gate.



NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

**HEATING SYSTEM: GAS FIRED COBINATION
BOILER**

LAST SERVICE: 2025

ELECTRICAL WIRING CHECK: 2021

SERVICES: MAINS



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |