



ELITE  
PROPERTY

# Springwell Gardens, Balby, DN4

Guide Price £165,000

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- Delightful 2-bed semi-detached house
- Recently fitted wood laminate flooring in hallway
- Kitchen with white units and black granite effect worktops
- New cooker and hob installed within last 12-18 months
- Generously sized lounge with feature fireplace
- Fully glazed conservatory
- Two spacious double bedrooms upstairs
- Modern family bathroom with electric shower
- New boiler installed within last 18 months
- Ample off-road parking, rear garden with patio, and shed



GUIDE PRICE - £165,000 to £170,000

Nestled in sought-after Balby is this 2-bed semi detached house. Hallway with wood laminate flooring leads to lounge and kitchen. Kitchen features white units, black granite effect worktops, and new cooker/hob. Lounge boasts fireplace and wood laminate flooring, adjoined by fully glazed conservatory.

Upstairs: 2 double bedrooms and modern family bathroom with electric shower and glass screen. New boiler installed within 18 months.

Externally: Ample off-road parking, rear garden with patio and lawn, plus shed for storage. Enjoy comfort and convenience in Balby. Schedule your viewing today!



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