

[See More Online](#)

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 12th November 2024



ARDEN GATE, BALBY, DONCASTER, DN4

OIRO : £220,000

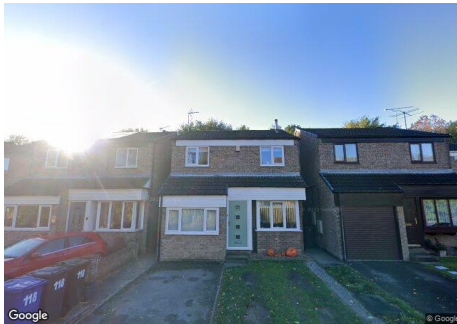
Elite Property

Elite Property 9 Hall Gate Doncaster DN1 3LU

01302981149

chris@elitepg.co.uk




elitepg.co.uk

















Property

Type:	Detached	OIRO:	£220,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,173 ft ² / 109 m ²		
Plot Area:	0.05 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,574		
Title Number:	SYK106059		

Local Area

Local Authority:	Doncaster	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	6	77	1000
• Surface Water	High	mb/s	mb/s	mb/s
				

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						





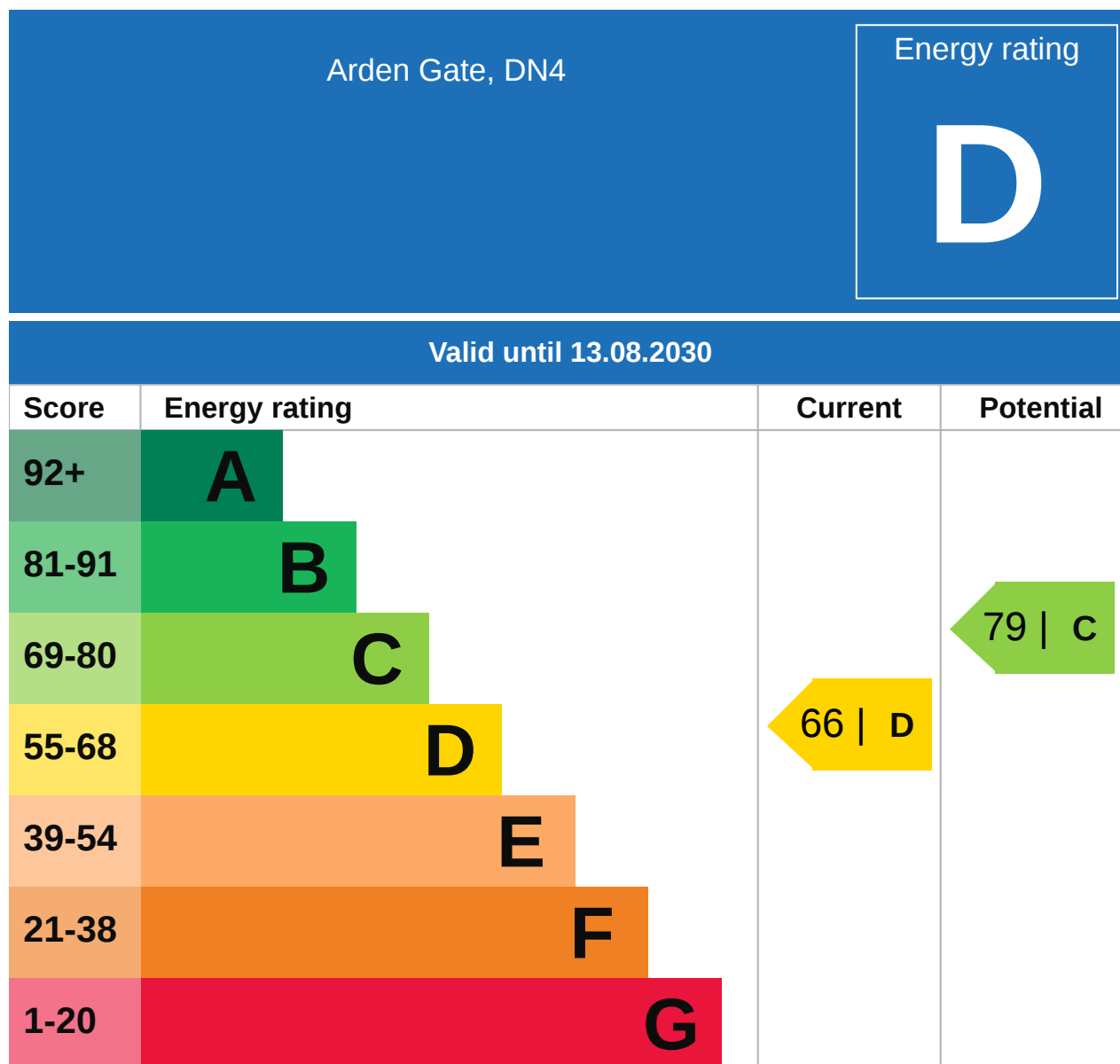


ARDEN GATE, BALBY, DONCASTER, DN4



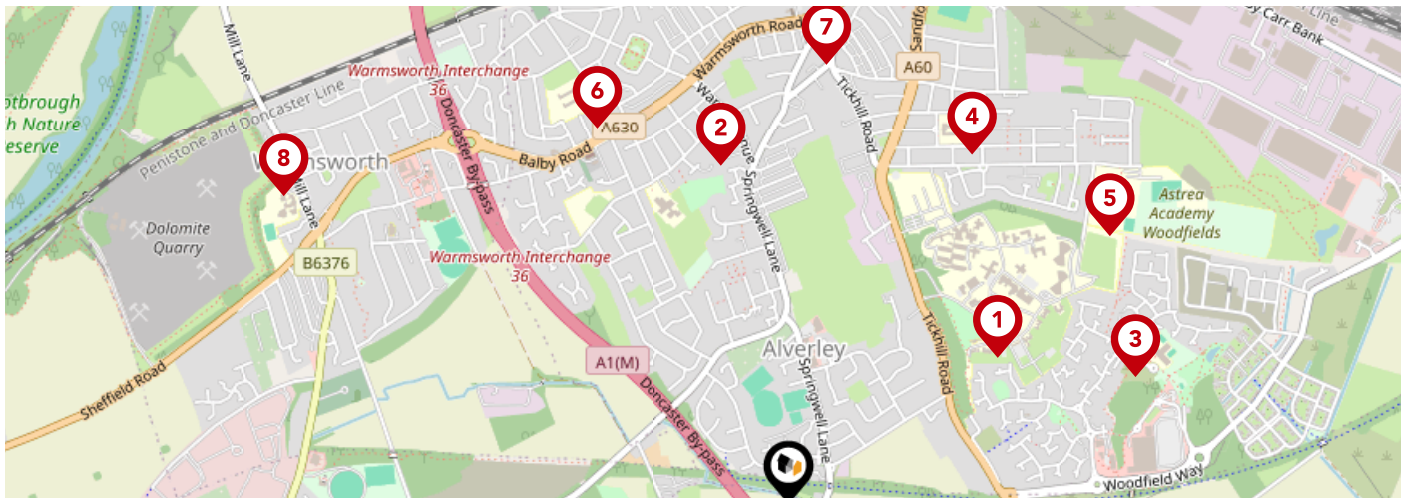
GROSS INTERNAL AREA
FLOOR 1: 63.06 m², FLOOR 2: 46.6 m²
EXCLUDED AREAS: PORCH: 26.01 m², PATIO: 57.54 m²
TOTAL: 109.66 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



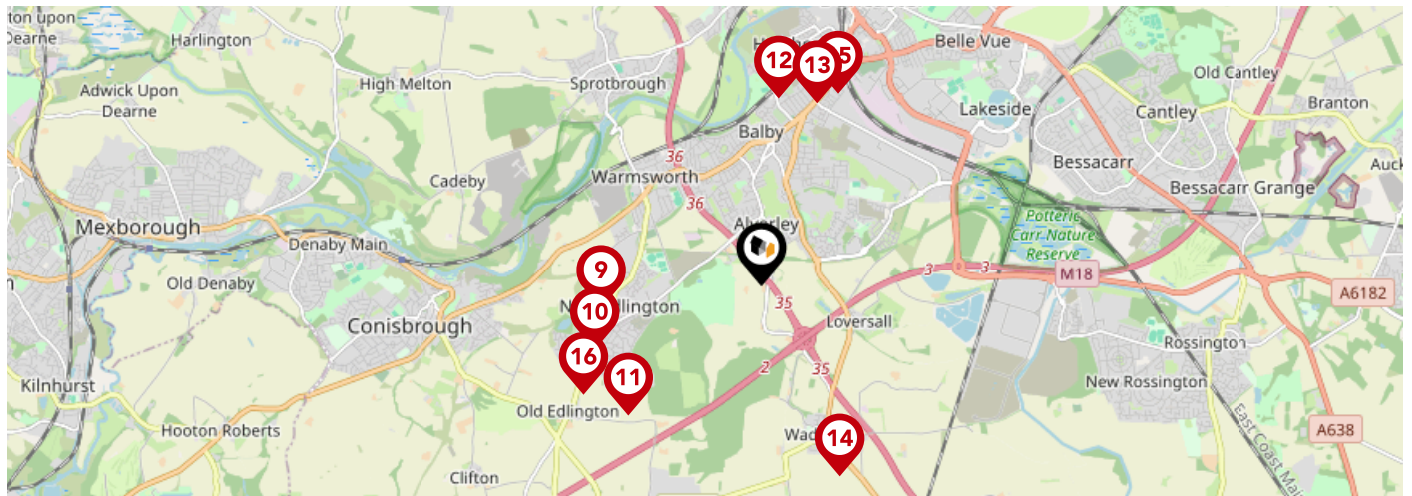


Additional EPC Data

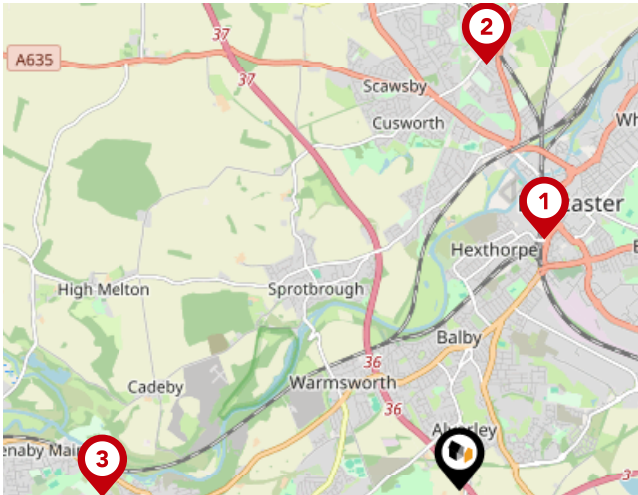
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	88 m ²






		Nursery	Primary	Secondary	College	Private
1	More Than Ed Independent School Ofsted Rating: Not Rated Pupils: 23 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Maple Medical PRU Ofsted Rating: Good Pupils: 27 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Carr Lodge Academy Ofsted Rating: Good Pupils: 462 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Woodfield Primary School Ofsted Rating: Good Pupils: 383 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Astrea Academy Woodfields Ofsted Rating: Serious Weaknesses Pupils: 746 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Waverley Academy Ofsted Rating: Good Pupils: 200 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Sycamore Hall Preparatory School Ofsted Rating: Inadequate Pupils: 16 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Warmsworth Primary School Ofsted Rating: Outstanding Pupils: 460 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

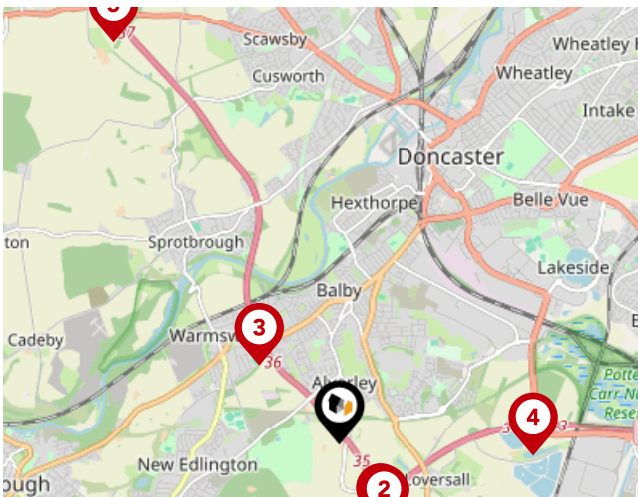


		Nursery	Primary	Secondary	College	Private
9	Edlington Victoria Academy Ofsted Rating: Good Pupils: 295 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Mary's Catholic Primary School, Edlington Ofsted Rating: Good Pupils: 195 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Sir Thomas Wharton Academy Ofsted Rating: Good Pupils: 1101 Distance:1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Hexthorpe Primary School Ofsted Rating: Good Pupils: 440 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Balby Central Primary Academy Ofsted Rating: Good Pupils: 469 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Wadworth Primary School Ofsted Rating: Requires improvement Pupils: 135 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Francis Xavier Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Hill Top Academy Ofsted Rating: Outstanding Pupils: 379 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>








National Rail Stations

Pin	Name	Distance
	Doncaster Rail Station	2.34 miles
	Bentley (S Yorks) Rail Station	3.76 miles
	Conisbrough Rail Station	3.16 miles







Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J35	0.81 miles
	M18 J2	0.83 miles
	A1(M) J36	0.99 miles
	M18 J3	1.72 miles
	A1(M) J37	4.06 miles

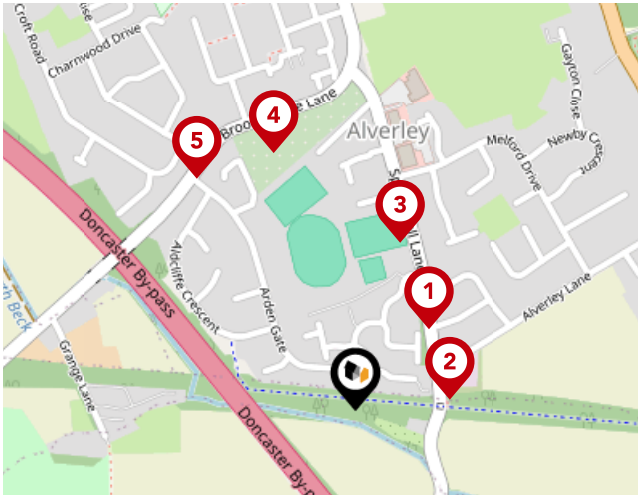


Airports/Helipads

Pin	Name	Distance
	Finningley	6.06 miles
	Leeds Bradford Airport	33.32 miles
	East Mids Airport	46.46 miles
	Humberside Airport	33.86 miles

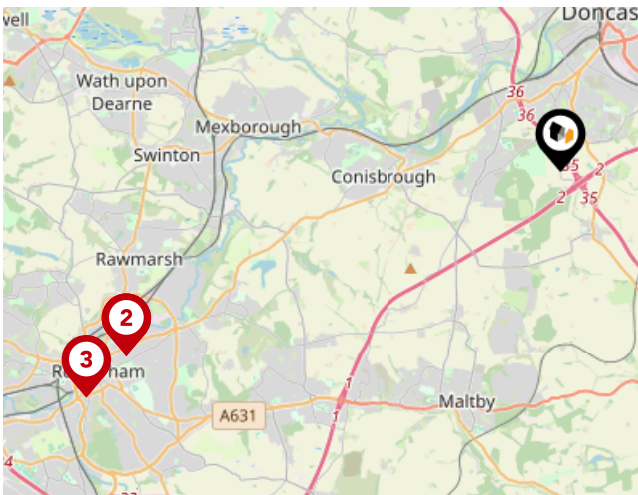
Area

Transport (Local)



Bus Stops/Stations

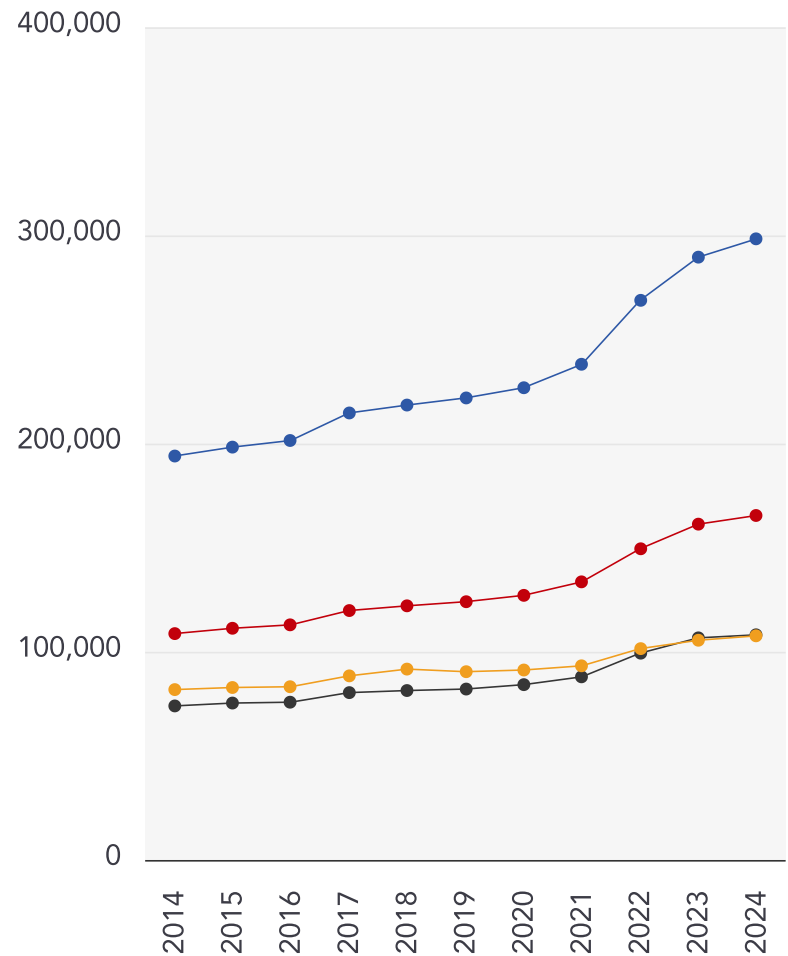
Pin	Name	Distance
1	Springwell Lane/Hanbury Close	0.12 miles
2	Alverley Lane/Springwell Lane	0.11 miles
3	Springwell Lane/Melford Drive	0.19 miles
4	Broomhouse Lane/Galsworthy Close	0.3 miles
5	The Broadway/Broomhouse Lane	0.31 miles



Local Connections

Pin	Name	Distance
1	Parkgate (South Yorkshire Supertram)	8.33 miles
2	Parkgate Platform to Sheffield	8.33 miles
3	Rotherham Platform Both Directions	9.27 miles

10 Year History of Average House Prices by Property Type in DN4



Detached

+53.77%

Semi-Detached

+52.17%

Flat

+31.56%

Terraced

+46.16%

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Elite Property or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Elite Property and therefore no warranties can be given as to their good working order.

Elite Property Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Elite Property

Elite Property 9 Hall Gate Doncaster DN1

3LU

01302981149

chris@elitepg.co.uk

elitepg.co.uk

