



17 Larchfield Road, Balby, Doncaster, South Yorkshire, DN4 8RG

Offers In The Region Of £127,500

A modernised three bedroom semi-detached house situated in this popular and convenient residential setting. The property benefits from two reception rooms, gas fired combination heating, uPVC double glazed windows, contemporary cream kitchen, white bathroom suite, security system, front and rear gardens. Viewing essential.

Entrance hall

Having radiator, stairs to first floor, under stairs cupboard and uPVC double glazed entrance door.

Lounge 13'0" x 10'7" (3.98m x 3.23m)

This front facing reception room has radiator, contemporary electric fire and uPVC double glazed bay window.

Dining Room 12'9" x 10'7" (3.89m x 3.23m)

This rear facing reception room has coving, radiator and uPVC double glazed French doors leading out onto the rear garden.

Kitchen 9'4" x 5'10" (2.87m x 1.80m)

Having a range of contemporary cream wall and base units, granite effect work surfaces, stainless steel sink unit with mixer taps, part tiled walls, tiled floor, uPVC double glazed window and integrated oven and hob.

Landing

Having loft access.

Bedroom 1 10'11" x 10'7" (3.35m x 3.24m)

This front facing double bedroom has coving, radiator and uPVC double glazed window.

Bedroom 2 13'2" x 10'7" (4.03m x 3.24m)

This rear facing double bedroom has radiator and uPVC double glazed window.

Bedroom 3 7'2" x 5'11" (2.20m x 1.82m)

This front facing bedroom has radiator and uPVC double glazed window.

Family Bathroom

Garden

To the front of the property is an enclosed garden which is mainly laid to lawn with gated path leading to the front entrance door. There is side pedestrian access leading to the enclosed rear garden. This is mainly laid to lawn with brick store.

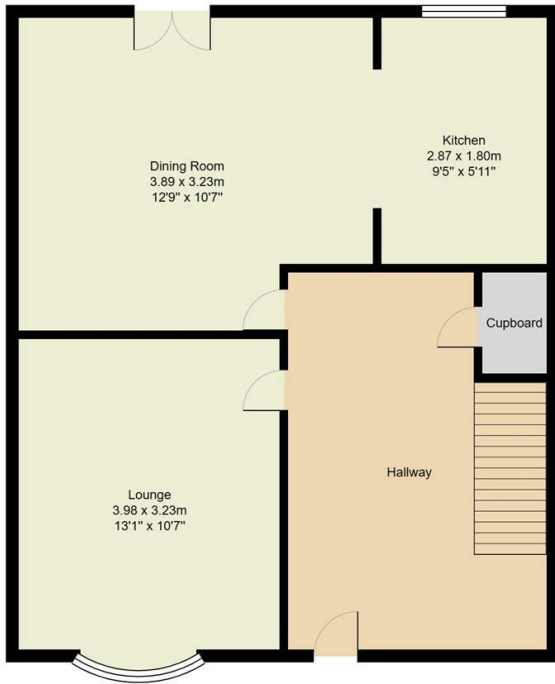
Material Information

Doncaster Council

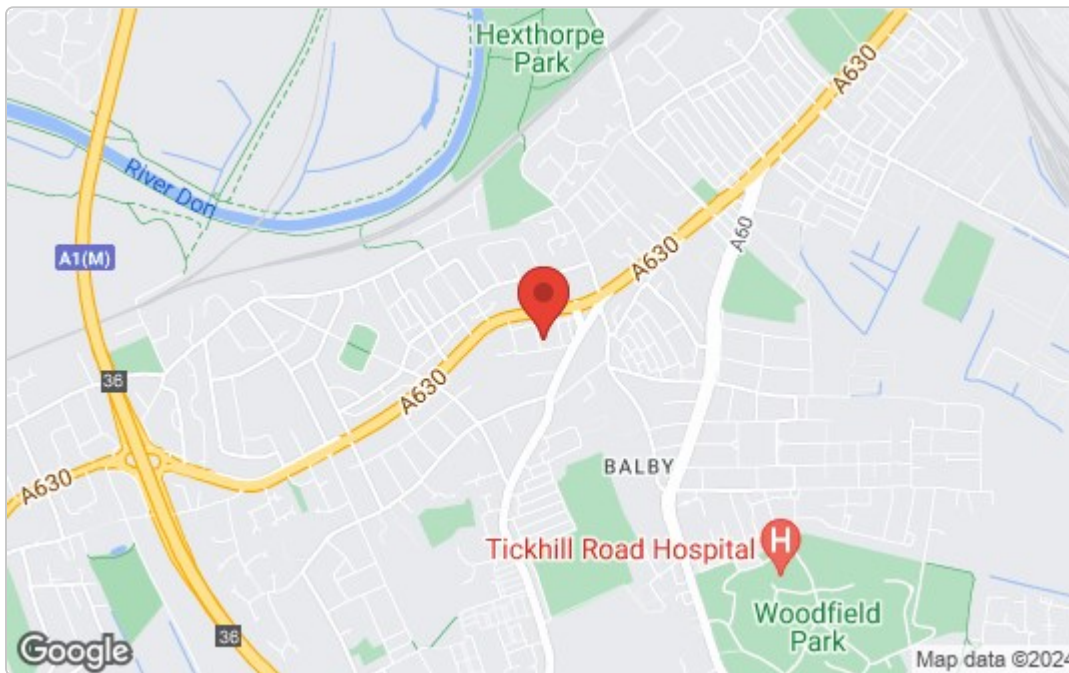
Freehold

Tax Band A

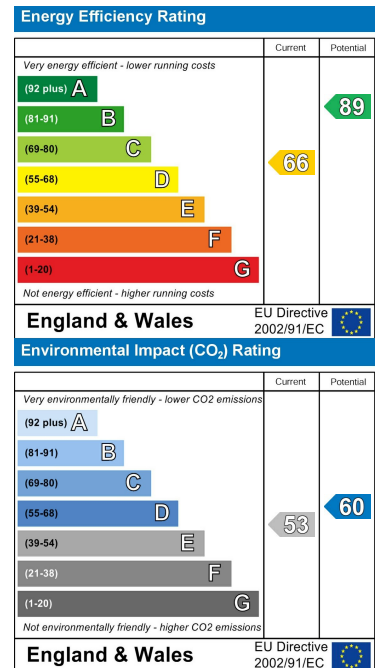
Floor Plan



Area Map



Energy Efficiency Graph



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