



54 Horse Shoe Court, Balby, Doncaster, DN4 0FF

£850 Per Calendar Month

Recently decorated throughout and ready to move in. This beautifully presented property is located on the outskirts of Doncaster city centre. Offering access to local shops, and Lidl supermarket, primary and secondary schools a short distance away and much more. If you need to commute then the A1 motorway is close by and if you enjoy walking Sprotborough falls is easy accessible. Viewing is highly recommended on this modern spacious property, Pets are considered. please call us today.

Entrance hallway

Access from the front external door this lovely hallway leads to the lounge and stairs.

Lounge 13'11" x 9'7" (4.25 x 2.94)



A spacious front facing room with neutral decoration and laminate flooring, access through to the kitchen.

Downstairs Cloakroom

Having the benefit of a white WC and Wash hand basin, nicely decorated and wood flooring.

Kitchen 12'7" x 9'11" (3.86 x 3.04)



This modern kitchen area offers a range of wall and base units in light colour wood, including oven and hob. Matching worktop, wall tiles and flooring. There is access through external rear door to the conservatory.

Conservatory 12'4" x 9'6" (3.78 x 2.91)



What a lovely light space offering multi use, as dining room, playroom or simply relaxing over looking the garden area.

Bedroom one 8'5" x 12'8" (2.58 x 3.87)



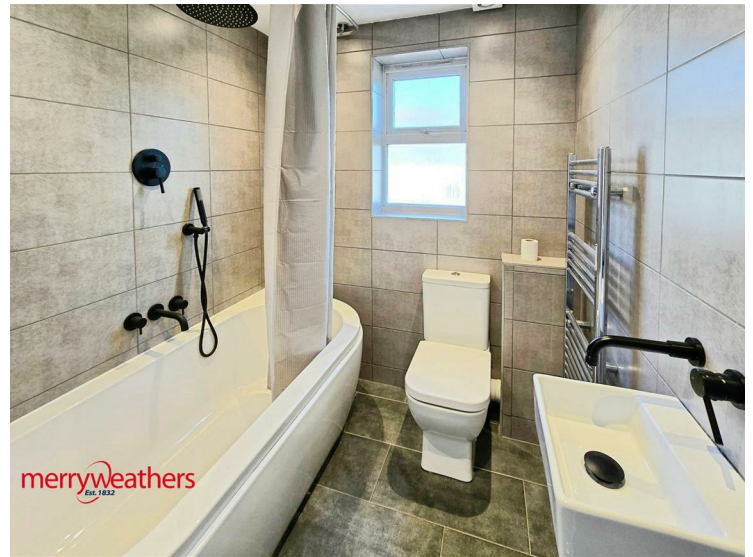
A large double bedroom to the rear elevation over looking the garden, with neutral decoration and carpet.

Bedroom Two 8'5" x 12'7" (2.57 x 3.85)



Another double room nicely decorated and carpet.

Bathroom



Offering a modern white suite, including oval bath with hand height shower, WC and Wash hand basin. Fully tiled walls and matching floor tiles.

External



To the front of the property is open plan lawn and driveway to the side, to the rear of the property is a lovely garden with lawn and patio.

Tenancy Information

Rent: £850.00
Bond: £980.00
Holding Deposit: £196.00
EPC Rating: C
Council Tax Band: A
Property Type: Semi Detached
Tenure: Freehold
Parking Type: Parking Available
Restrictions: N/A
Construction Type: Standard
Heating Type: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Gas Type: Mains

Electricity Supply: Mains

Building Safety: N/A

Rights and Easements: N/A

Flooding: Low

All tenants are advised to visit the Government website to gain information on flood risk.

<https://check-for-flooding.service.gov.uk/find-location>

Mobile/Broadband Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Planning Permissions: N/A

Accessibility Features: N/A

Coal Mining Area: South Yorkshire is a coal mining area

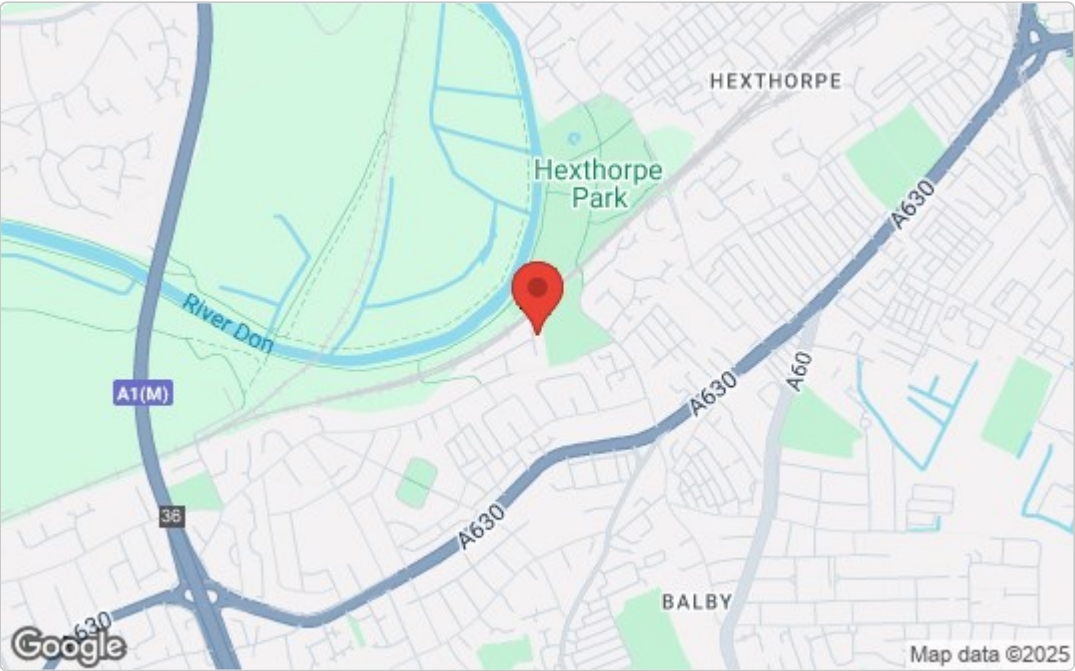
All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

Floor Plan

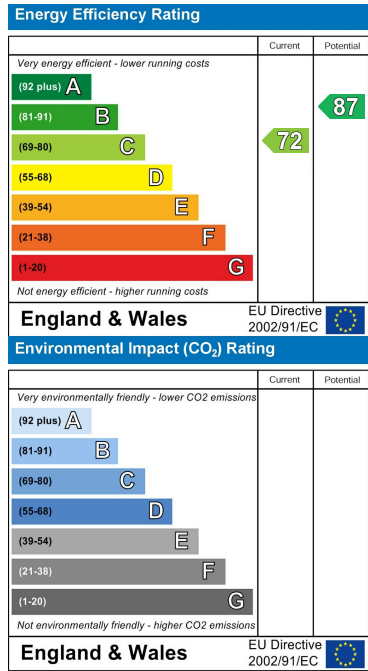


Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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