



## 30 BALMER HILL, GAINFORD, DL2 3EJ

**£235,000**

Situated in the popular village of Gainford, enjoying an open aspect to the rear over countryside, we are delighted to offer for sale this Three Bedroomed Detached Residence.

Warmed by Gas Central Heating, and with the benefit of Double Glazing, the accommodation briefly comprises: Reception Hallway, spacious Lounge with double glazed window to the front aspect and featuring an attractive fire surround, Dining Room with patio doors opening to the rear gardens, and Kitchen with external door to the side.

To the first floor there is a Landing area, Three Bedrooms, two of which are fitted with a range of fitted wardrobes, and the Bathroom/wc is fitted with a cream suite, there is also a separate WC.



**LOUNGE**  
12'08 x 12'08 (3.86m x 3.86m )

**DINING ROOM**  
13'1 x 12'01 (3.99m x 3.68m )

**KITCHEN**  
9'7 x 8'03 (2.92m x 2.51m )

**BEDROOM ONE**  
12'05 x 13'00 (3.78m x 3.96m)

**BEDROOM TWO**  
10'06x 12'02 (3.20mx 3.71m )

**BEDROOM THREE**  
8'9 x 7'10 (2.67m x 2.1641m )

**BATHROOM**  
6'00 x 5'09 (1.83m x 1.75m )

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		62	73
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, contents and specifications are not guaranteed to be exact. They are only estimates and not intended to be used as a basis for any legal proceedings. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency over the years.  
Made with Letbrage 12/20

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

