

TO LET



Larchfield Road, Balby
£800 pcm


MARTIN&CO



Larchfield Road, Balby

Semi-Detached House,
3 bedroom, 1 bathroom

£800 pcm

Date available: 9th December 2024

Deposit: £923.07

Unfurnished

Council Tax band:

- Three Bedrooms.
- Semi-Detached.
- Large Rear Garden.
- On Road Parking.
- Kitchen/Diner.
- Newly Decorated Throughout.
- Close to Local Amenities.



Martin&Co are delighted to present to the market a newly decorated three bedroom semi-detached home situated in the popular location of Balby. Briefly comprising of a living room and a kitchen/diner on the ground floor. Two double bedrooms, a single bedroom and family bathroom on the first floor. Also benefits from on road parking and a large rear garden. Call now to arrange a viewing!

LIVING ROOM 10' 9" x 10' 5" (3.28m x 3.18m) A spacious living room complimented with a feature fire and large bay window, allowing plenty of natural light.

KITCHEN 9' 3" x 6' 0" (2.82m x 1.83m) Fitted with a range of cream wall and base units complimented with black worktops. Also benefits from an integrated

oven, electric hob and extractor fan. There is also plumbing for a washing machine.

DINING ROOM 12' 11" x 10' 6" (3.94m x 3.2m)

Leading from the kitchen, a light and bright dining room with patio doors leading to the rear garden. Perfect for entertaining!

BEDROOM 13' 0" x 10' 7" (3.96m x 3.23m) A double bedroom situated on the first floor.

BEDROOM 10' 11" x 10' 7" (3.33m x 3.23m) A second double bedroom situated on the first floor.

BEDROOM 7' 1" x 5' 10" (2.16m x 1.78m) A single bedroom situated on the first floor.

BATHROOM 6' 11" x 6' 0" (2.11m x 1.83m) A family bathroom fitted with a white three piece suite and over bath shower.



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Ground Floor



Approximate total area⁽¹⁾
761.35 ft²
70.73 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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