

TO LET



Carr Hill, Balby
£725 pcm


MARTIN&CO



Carr Hill, Balby

End Town House,
2 bedroom, 1 bathroom

£725 pcm

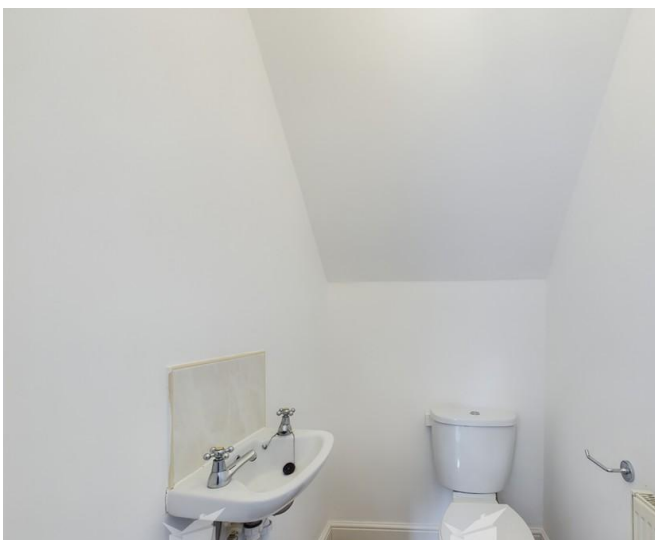
Date available: 12th July 2024

Deposit: £836.53

Unfurnished

Council Tax band:

- Two Double Bedrooms.
- Newly Fitted Kitchen.
- Off Road Parking.
- Rear Garden.
- Downstairs WC.
- Family Bathroom.
- Newly Refurbished.



Martin&Co are pleased to present a newly refurbished, modern two bedroom, end-terraced house situated in Balby. Briefly comprising of a living room, kitchen and wc on the ground floor. Two double bedrooms and a family bathroom on the first floor. Also benefits from off road parking and a rear garden. Close to local amenities and excellent transport links. Call now to arrange a viewing!

LIVING ROOM 18' 0" x 13' 0" (5.49m x 3.96m) A spacious front facing living room with large bay window, allowing plenty of natural light.

KITCHEN 10' 0" x 16' 2" (3.05m x 4.93m) A newly fitted kitchen with a range of dark grey wall and base units complimented with black worktops. Also benefits

from a gas hob, oven and extractor fan. There is also plenty of room for a dining table. Patio door leading to the rear garden.

BEDROOM 14' 0" x 16' 3" (4.27m x 4.95m) A deceptively large double bedroom situated on the first floor.

BEDROOM 12' 0" x 9' 9" (3.66m x 2.97m) A second double bedroom situated on the first floor.

BATHROOM 8' 0" x 6' 3" (2.44m x 1.91m) A family bathroom fitted with a white three piece suite and over bath shower.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.