

**ON HOLD**



**King Edward Road , Balby**  
**£750 pcm**

**MARTIN&CO**



## King Edward Road , Balby

Mid Terraced House,  
2 bedroom, 1 bathroom

£750 pcm

Date available: 20th February 2025

Deposit: £865.38

Unfurnished

Council Tax band:

- Available Now.
- Two Double Bedrooms.
- Mid Terraced Property.
- Gas Central Heating.
- Rear Garden.
- On Road Parking.
- Dining Room.



A newly decorated two bedroom mid terraced property in Balby. Briefly comprising of a living room, kitchen and dining room on the ground floor. Two double bedrooms and a family bathroom on the first floor. Also benefits from a rear garden. Close to local amenities and excellent transport links. Call now to arrange a viewing!

**KITCHEN** 11' 7" x 8' 1" (3.53m x 2.46m) Fitted with a range of wood effect wall and base units complemented with black worktops. Also benefits from an integrated oven, induction hob and extractor fan. There is also plumbing for a washing machine.

**DINING ROOM** 11' 11" x 13' 8" (3.63m x 4.17m) Leading from the kitchen, a spacious dining room.

LIVING ROOM 11' 8" x 10' 4" (3.56m x 3.15m) A light and bright front facing living room.

BEDROOM 11' 9" x 13' 7" (3.58m x 4.14m) A double bedroom situated on the first floor.

BEDROOM 9' 11" x 10' 9" (3.02m x 3.28m) A second double bedroom situated on the first floor.

BATHROOM 11' 8" x 8' 1" (3.56m x 2.46m) A family bathroom fitted with a white three piece suite and over bath shower.



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Ground Floor



Landing

**Approximate total area<sup>(1)</sup>**  
863.16 ft<sup>2</sup>  
80.19 m<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that

## Martin & Co Doncaster

38 Hall Gate • Doncaster • DN1 3NR  
T: 01302 343 494 • E: doncaster@martinco.com

# 01302 343 494

<http://www.martinco.com>



**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.