

**FOR SALE**



**Hanbury Close, Balby**  
**Asking Price Of £175,000**

  
**MARTIN & CO**



## Hanbury Close, Balby

3 Bedrooms, 1 Bathroom

Asking Price Of £175,000

- Refurbished
- No chain
- Drive
- Garage
- Commuter links

REFURBISHED and READY TO MOVE INTO, this home offers MODERN LIVING in a POPULAR LOCATION, with great ACCESS TO AMENITIES and TRANSPORT LINKS.

Nestled in the sought-after area of Balby, Doncaster, Hanbury Close is a refurbished three-bedroom semi-detached property that's ready for its next owner. Located within easy reach of essential amenities and transport connections, it's an ideal choice for a variety of buyers.

The ground floor begins with a welcoming entrance hall leading to the lounge, where a feature fire surround with an electric fire creates a cosy focal point. The dining kitchen is a practical and stylish space, fitted with modern wall and base units, as well as integrated appliances including an oven, hob, extractor, and dishwasher. This layout makes for a seamless cooking and dining experience.

Upstairs, the first-floor landing provides access to three well-proportioned bedrooms. The family bathroom is finished with a white three-piece suite, offering a clean and contemporary feel.

Outside, the property benefits from both front and rear



gardens, providing space for outdoor enjoyment. A driveway and single garage add further convenience, offering off-street parking and additional storage.

The property is perfectly positioned for access to local amenities with supermarkets. Close to schools including Balby Central Primary Academy and Hall Cross Academy cater to families, while excellent transport links, including the A1(M) and Doncaster train station, provide convenient commuting options.

This home, offered with no chain involved, provides a fantastic opportunity for anyone seeking a well-presented property in a thriving area.

**ENTRANCE HALL** With a spindled staircase rising to the first floor landing, laminate flooring, front facing entrance door with side window.

**LOUNGE** A good size lounge, the focal point of the room is the feature fire surround which houses the

electric fire and front facing window.

**DINING KITCHEN** With a range of contemporary style fitted wall and base units, wall units include extractor hood. Base units are set beneath contrasting worktops which include a single bowl sink, hob, oven, integrated washing machine, tiled splash backs, laminate flooring, downlights to the ceiling, rear facing window and side facing entrance door.

**LANDING** With access to all upstairs rooms and side facing window.

**BEDROOM ONE** A double size room with built in storage cupboard, this houses the central heating boiler which is approximately three years old, having the remainder of the 10 year warranty and front facing window.

**BEDROOM TWO** A double size room with rear facing window.



**BEDROOM THREE** A single size room with front facing window.

**BATHROOM** With a white three piece suite which comprises of a vanity wash hand basin and w.c, bath with shower over, tiled walls, downlights to the ceiling and rear facing window.

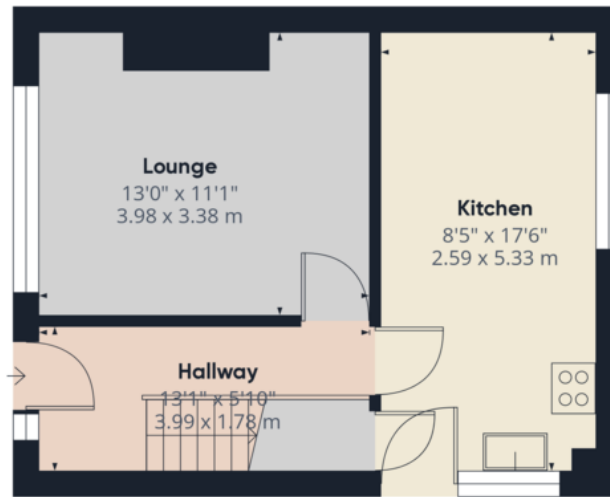
**OUTSIDE** To the front of the property has a lawn garden. With a block paved drive to the side which leads to the single garage. To the rear is a block paved patio and lawn.

We would like to make it known that the seller of the property is a connected person in accordance with S21(1) of the Estate Agent Act 1979.

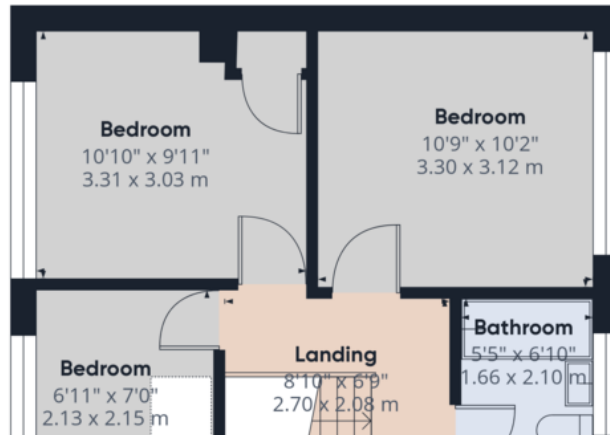


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area<sup>(1)</sup>  
709.45 ft<sup>2</sup>  
65.91 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.

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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.