



12 Bronte Avenue, Balby, Doncaster, South Yorkshire, DN4 9EH

**£875 Per Calendar Month**

A well presented three bedroom semi detached house to rent which benefits from gas central heating, UPVC double glazing and a single garage to the rear. The accommodation briefly comprising:-Front Entrance Hall, Spacious Lounge, Kitchen, Ground Floor Bathroom and Separate Cloakroom, whilst to the first floor are three good sized Bedrooms. Outside there are lawned gardens to both front and rear with shared driveway providing ample off road parking and leading to the single concrete sectional garage. The property is only a moments walk from both Warmsworth Road and Springwell Lane both of which offer direct and regular bus services to and from the town centre, whilst the property is only a moments drive from nearby A1 intersection.

### **Entrance Hall**

With UPVC entrance door and opaque glazed window, radiator and cloaks cupboard.

### **Lounge 18'7" x 10'0" (5.67 x 3.05)**

With fitted gas fire/central heating back boiler, front facing UPVC double glazed picture window and UPVC sliding patio doors opening onto the rear garden.

### **Kitchen 12'3" x 7'5" (3.74 x 2.27)**

With a range of beech finish base and wall units with inset stainless steel sink, gas cooker point and recess with high level extractor hood, space and plumbing for an automatic washing machine, integrated fridge freezer, tiled flooring, central heating radiator, side facing UPVC double glazed window and under stairs storage pantry.

### **Ground Floor Bathroom**

With white suite comprising panel bath with Triton electric shower and pedestal wash hand basin. Tiling to the walls, central heating radiator and UPVC opaque glazed window.

### **Cloakroom**

with low flush suite, tiled walls and UPVC opaque glazed window.

### **First Floor Landing**

A staircase from the hallway to the first floor landing with front facing UPVC window and storage cupboard.

### **Rear Bedroom**

With UPVC picture window, radiator and storage linen cupboard.

### **Bedroom Two**

With central heating radiator and UPVC window.

### **Bedroom Three**

With UPVC picture window and radiator.

### **External**

To the front of the property is a lawned garden with shared driveway leading past the side of the house to the single concrete sectional garage and the lawned rear garden with paved patio and breeze block shed.

### **Tenancy Information**

Rent £875

Bond £1,009

Holding Deposit £201.00

Tenure: Freehold

Council Tax Band A

EPC Rating E

Property Type: Semi-detached House

Parking Type: Off Street Parking

Restrictions: N/A

Construction Type: Brick

Heating Type: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Gas Type: Mains

Electricity Supply: Mains

Building Safety: N/A

Rights and Easements: N/A

Flooding: Low

All tenants are advised to visit the Government website to gain information on flood risk.

<https://check-for-flooding.service.gov.uk/find-location>

Mobile/Broadband Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Planning Permissions: N/A

Accessibility Features: N/A

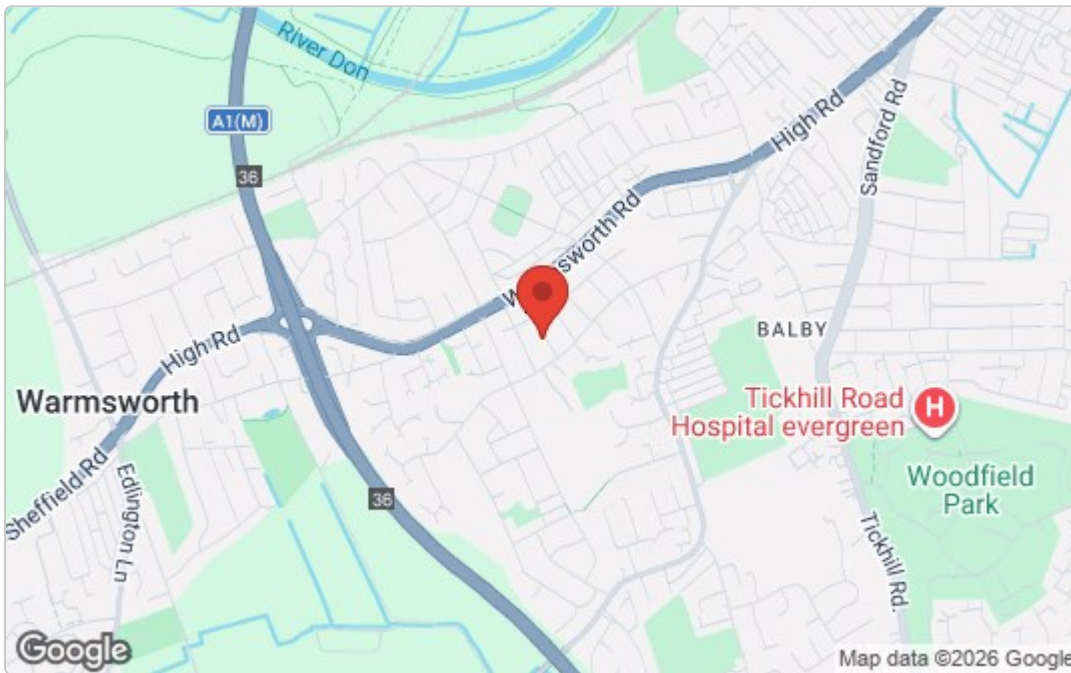
Coal Mining Area: South Yorkshire is a coal mining area

All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

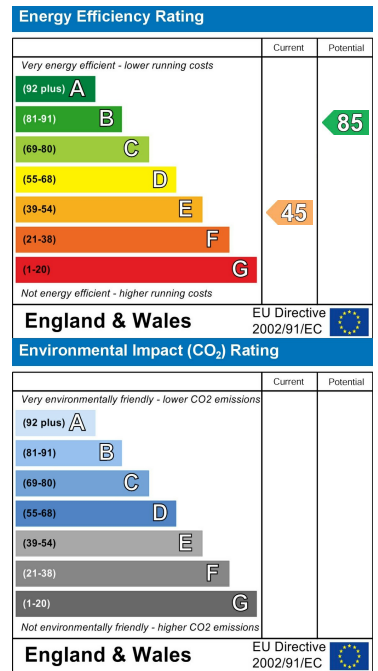
<https://www.groundstability.com/public/web/home.xhtml>

# Floor Plan

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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