



30 BALMER HILL, GAINFORD, DL2 3EJ

£245,000

Situated in the popular village of Gainford, enjoying an open aspect to the rear over countryside, we are delighted to offer for sale this Three Bedroomed Detached Residence.

Warmed by Gas Central Heating, and with the benefit of Double Glazing, the accommodation briefly comprises: Reception Hallway, spacious Lounge with double glazed window to the front aspect and featuring an attractive fire surround, Dining Room with patio doors opening to the rear gardens, and Kitchen with external door to the side.

To the first floor there is a Landing area, Three Bedrooms, two of which are fitted with a range of fitted wardrobes, and the Bathroom/wc is fitted with a cream suite, there is also a separate WC.



LOUNGE
12'08 x 12'08 (3.86m x 3.86m)

DINING ROOM
13'1 x 12'01 (3.99m x 3.68m)

KITCHEN
9'7 x 8'03 (2.92m x 2.51m)

BEDROOM ONE
12'05 x 13'00 (3.78m x 3.96m)

BEDROOM TWO
10'06x 12'02 (3.20mx 3.71m)

BEDROOM THREE
8'9 x 7'10 (2.67m x 2.16m)

BATHROOM
6'00 x 5'09 (1.83m x 1.75m)



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and other items are approximate and no responsibility is taken for any discrepancy in the measurements. They are for general guidance only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency over the years.
Made with Lettingpro 11/2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	73
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

