



## Wellingley Road, Doncaster, DN4

**£155,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 3

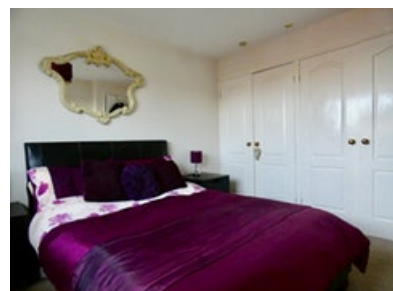
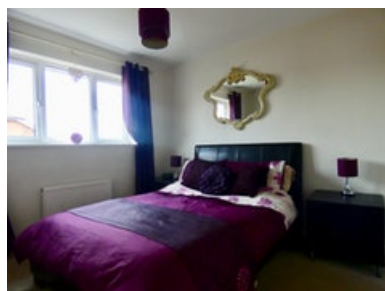
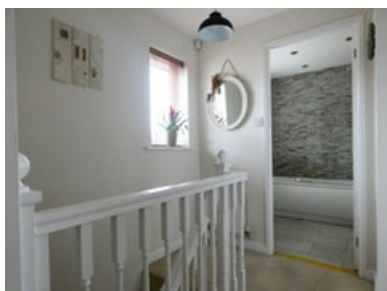
We are delighted to present this Three Bed Semi Detached House located on the desirable Wellingley Road in Balby on the outskirts of Doncaster. The property offers an ideal first or family home with ample living space & ready to move in! The property comprises:

## Key features:

- Ideal Family Home
- Well Presented Living Room
- Spacious Kitchen
- Modern Family Bathroom
- Three Bedrooms
- Enclosed Garden With Patio Area
- Detached Single Garage
- Private Driveway
- Additional On Street Parking
- Desirable Location

## Extra info:

- **Property Age:** 14 years
- **Council Tax:** Band B (£1160.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



*We are delighted to present this Three Bed Semi Detached House located on the desirable Wellington Road in Balby on the outskirts of Doncaster. The property offers an ideal first or family home with ample living space & ready to move in! The property comprises: Three bedrooms, modern family bathroom, well presented living room & modern kitchen with breakfast bar. To the outside is an enclosed garden with patio area, private driveway for two cars, detached single garage with potential to convert & additional on street parking to the side of the property. Close to local amenities, bus routes, schools catchment area, nearby local park, a short drive to Doncaster Town Centre, Sheffield, Meadowhall & motorway networks. Ideal First or Family Home, viewing highly recommended.*

## **Entrance Hall**

Entering the property through to the Entrance Hall.

## **Living Room**

Well presented Living Room with power points, TV point, single radiator, double glazed window & understairs storage.

## **Kitchen/Diner**

Modern Kitchen with breakfast bar, built in oven/grill & gas hob, extractor, room for additional appliances, worktops with sink & drainage, power points, double glazed window, built in storage & double doors leading to the Enclosed Garden.

## **Master Bedroom**

Master Double Bedroom with built in wardrobes, double glazed window, single radiator & power points.

## **Family Bathroom**

Modern Family Bathroom with bath & overhead shower, wash basin, toilet, heated towel rail & a double glazed frosted window.

## **Bedroom Two**

Double Bedroom with a double glazed window, power points & single radiator.

## **Bedroom Three**

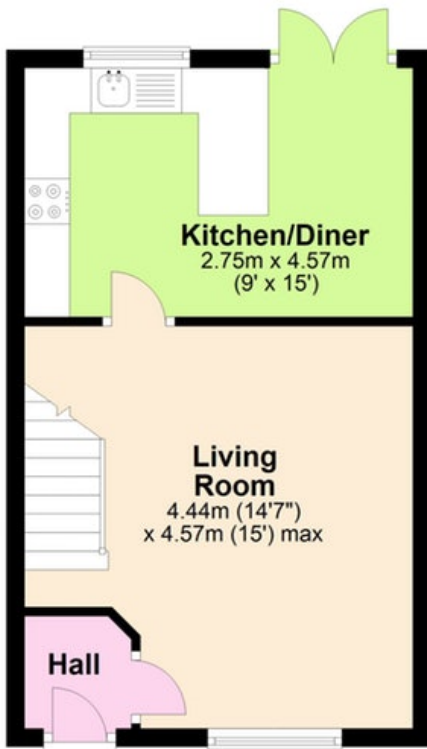
Single Bedroom with built in storage, double glazed window, power points & single radiator.

## **Outside**

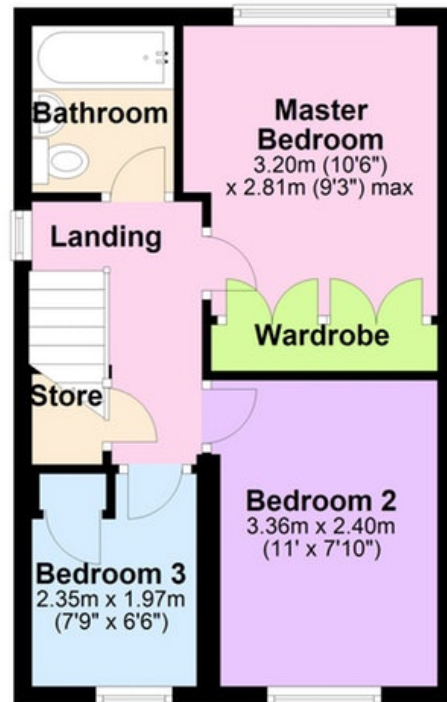
Enclosed Garden with a Patio area, detached single garage with potential to be converted into a utility, private driveway for two cars & additional on street parking to the side of the property.

Floor plan:

Ground Floor



First Floor





## Energy Performance Certificate:

### Energy Performance Certificate

**43, Wellingley Road  
Balby  
DONCASTER  
DN4 8TD**

**Dwelling type:** Semi-detached house  
**Date of assessment:** 12 January 2012  
**Date of certificate:** 12 January 2012  
**Reference number:** 8242-6629-9110-6442-6996  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 71 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
70	73

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
70	74

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	190 kWh/m <sup>2</sup> per year	165 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.6 tonnes per year	2.2 tonnes per year
Lighting	£53 per year	£53 per year
Heating	£399 per year	£364 per year
Hot water	£123 per year	£101 per year

You could save up to £58 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

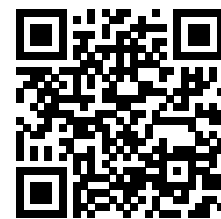
Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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