

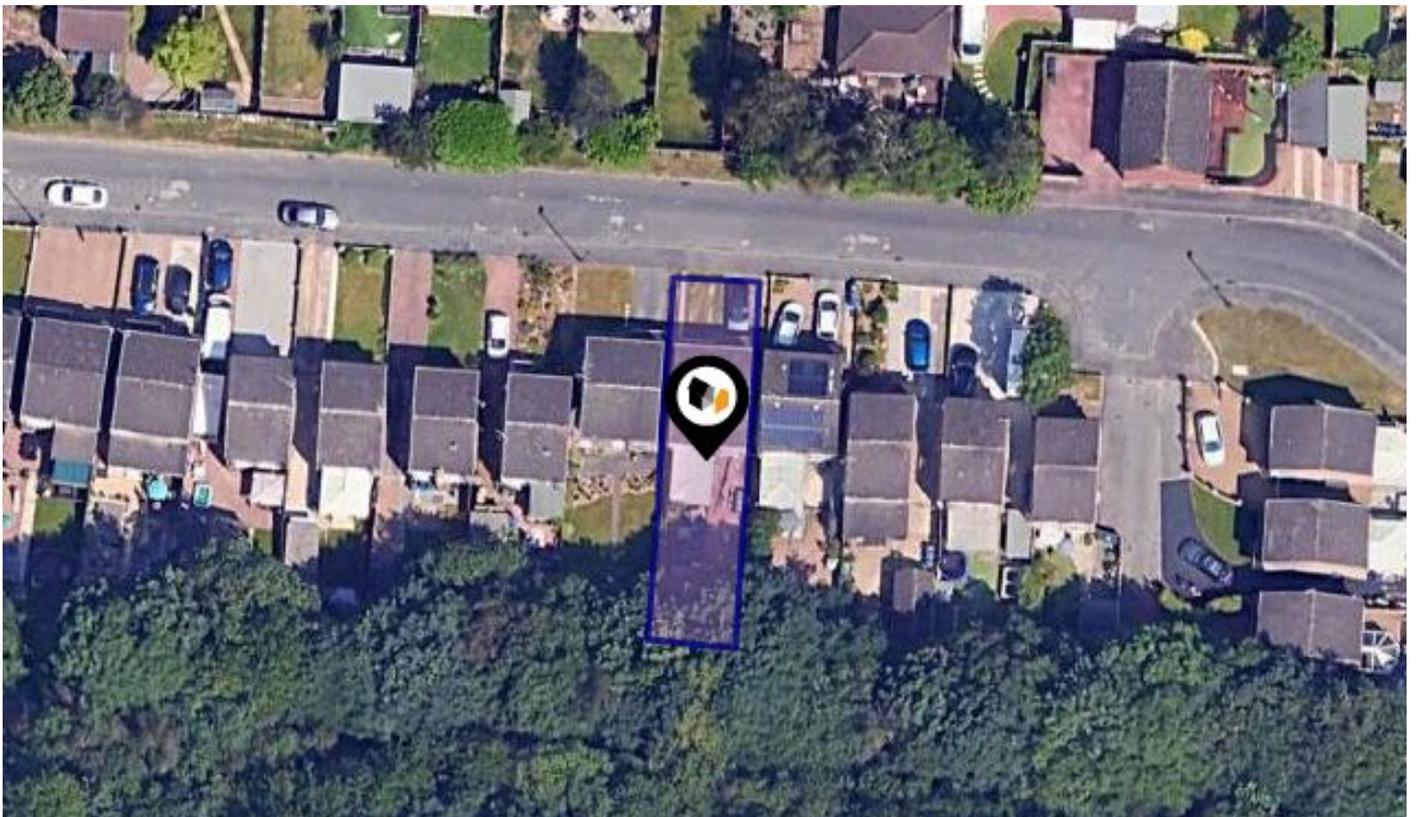


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 12<sup>th</sup> November 2024**



**ARDEN GATE, BALBY, DONCASTER, DN4**

**OIRO : £220,000**

## Elite Property

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## Property

<b>Type:</b>	Detached	<b>OIRO:</b>	£220,000
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,173 ft <sup>2</sup> / 109 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,574		
<b>Title Number:</b>	SYK106059		

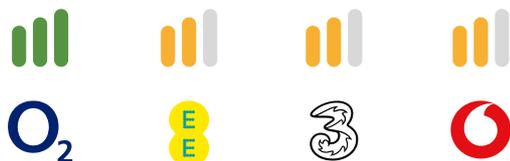
## Local Area

<b>Local Authority:</b>	Doncaster
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	High

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>6</b> mb/s	<b>77</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

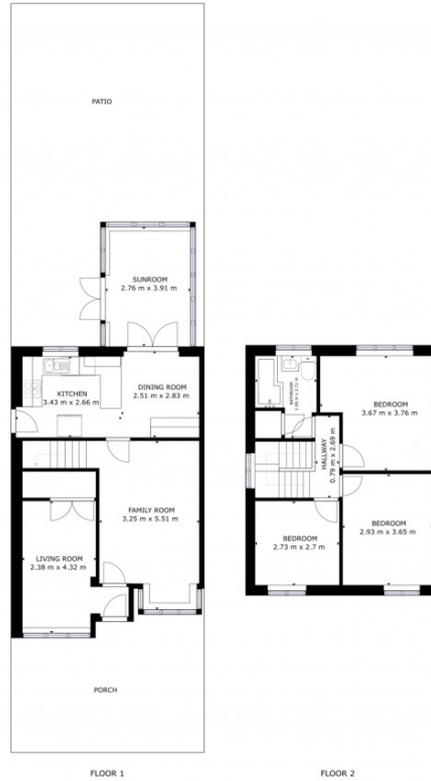








## ARDEN GATE, BALBY, DONCASTER, DN4



GROSS INTERNAL AREA  
FLOOR 1: 63.06 m<sup>2</sup>, FLOOR 2: 46.6 m<sup>2</sup>  
EXCLUDED AREAS: PORCH: 26.01 m<sup>2</sup>, PATIO: 57.54 m<sup>2</sup>  
TOTAL: 109.66 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Arden Gate, DN4

Energy rating

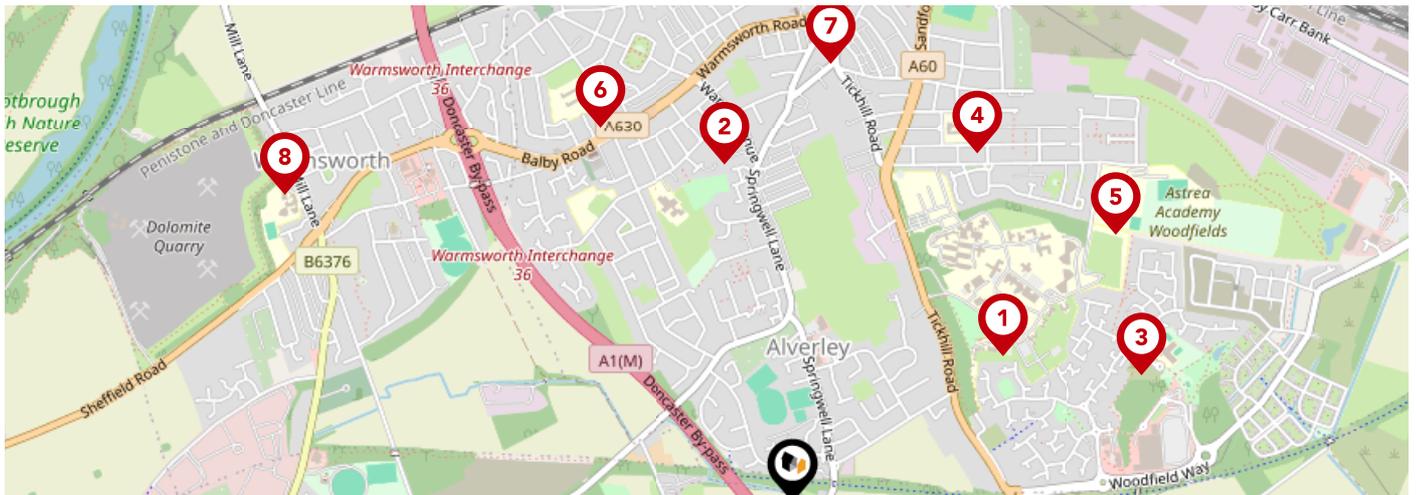
# D

Valid until 13.08.2030

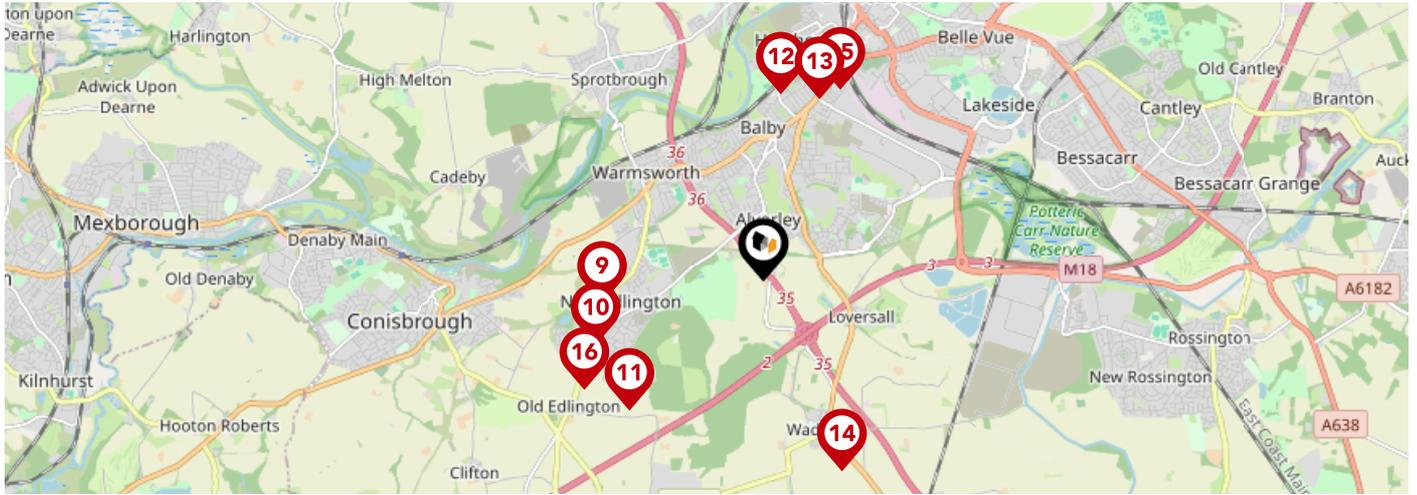
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

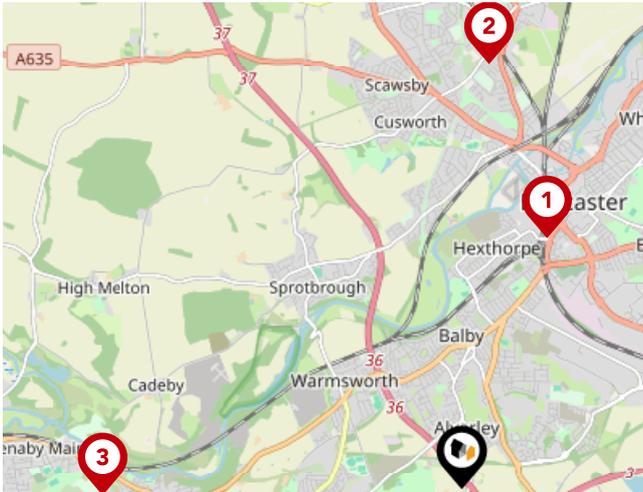
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	88 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>More Than Ed Independent School</b> Ofsted Rating: Not Rated   Pupils: 23   Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Maple Medical PRU</b> Ofsted Rating: Good   Pupils: 27   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Carr Lodge Academy</b> Ofsted Rating: Good   Pupils: 462   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Woodfield Primary School</b> Ofsted Rating: Good   Pupils: 383   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Astrea Academy Woodfields</b> Ofsted Rating: Serious Weaknesses   Pupils: 746   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Waverley Academy</b> Ofsted Rating: Good   Pupils: 200   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Sycamore Hall Preparatory School</b> Ofsted Rating: Inadequate   Pupils: 16   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Warmsworth Primary School</b> Ofsted Rating: Outstanding   Pupils: 460   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

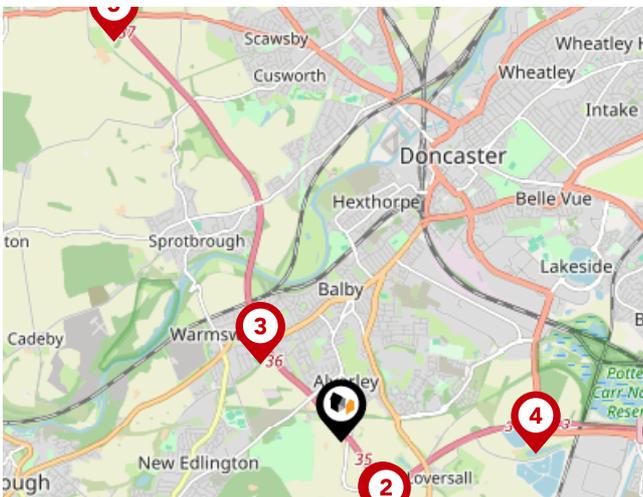


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Edlington Victoria Academy</b> Ofsted Rating: Good   Pupils: 295   Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>St Mary's Catholic Primary School, Edlington</b> Ofsted Rating: Good   Pupils: 195   Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Sir Thomas Wharton Academy</b> Ofsted Rating: Good   Pupils: 1101   Distance:1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Hexthorpe Primary School</b> Ofsted Rating: Good   Pupils: 440   Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Balby Central Primary Academy</b> Ofsted Rating: Good   Pupils: 469   Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Wadworth Primary School</b> Ofsted Rating: Requires improvement   Pupils: 135   Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>St Francis Xavier Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Hill Top Academy</b> Ofsted Rating: Outstanding   Pupils: 379   Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



## National Rail Stations

Pin	Name	Distance
1	Doncaster Rail Station	2.34 miles
2	Bentley (S Yorks) Rail Station	3.76 miles
3	Conisbrough Rail Station	3.16 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J35	0.81 miles
2	M18 J2	0.83 miles
3	A1(M) J36	0.99 miles
4	M18 J3	1.72 miles
5	A1(M) J37	4.06 miles



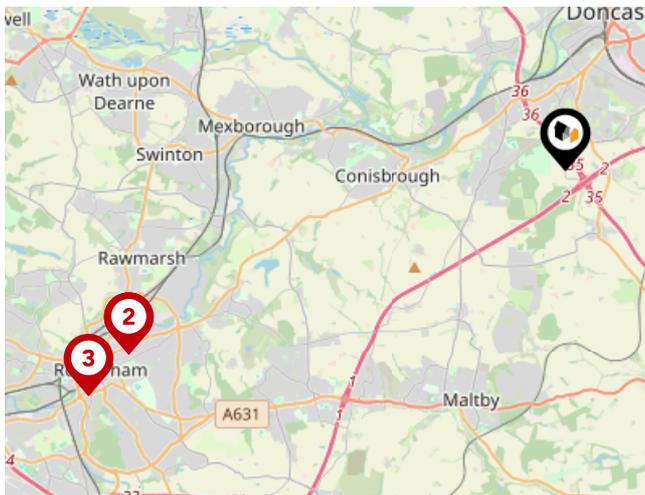
## Airports/Helipads

Pin	Name	Distance
1	Finningley	6.06 miles
2	Leeds Bradford Airport	33.32 miles
3	East Mids Airport	46.46 miles
4	Humberside Airport	33.86 miles



## Bus Stops/Stations

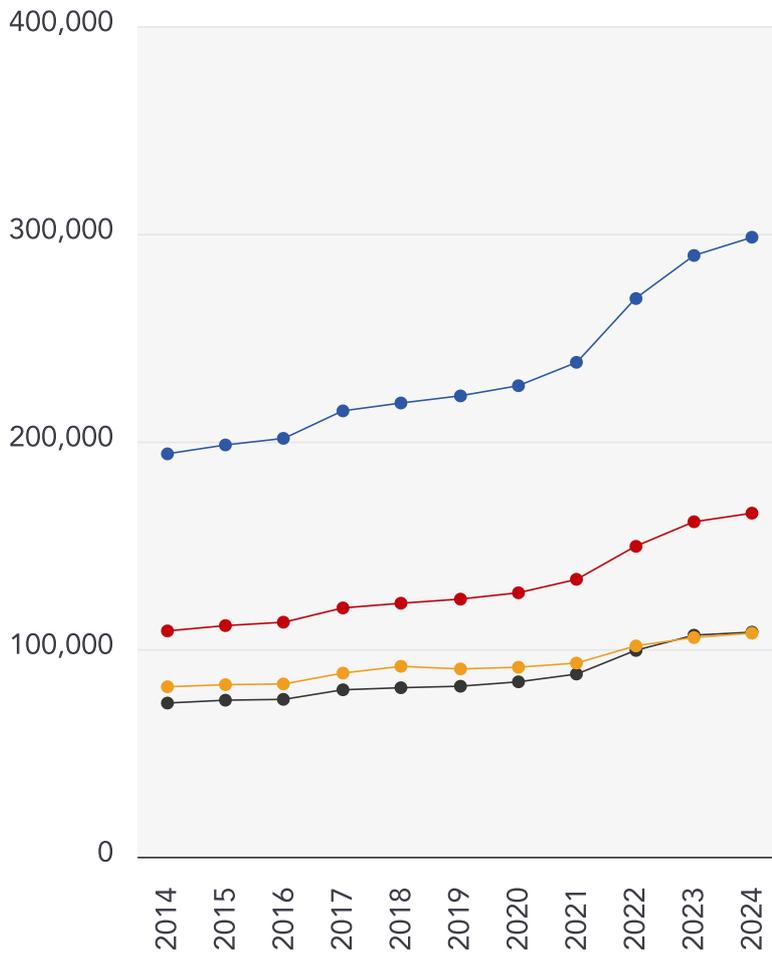
Pin	Name	Distance
1	Springwell Lane/Hanbury Close	0.12 miles
2	Alverley Lane/Springwell Lane	0.11 miles
3	Springwell Lane/Melford Drive	0.19 miles
4	Broomhouse Lane/Galsworthy Close	0.3 miles
5	The Broadway/Broomhouse Lane	0.31 miles



## Local Connections

Pin	Name	Distance
1	Parkgate (South Yorkshire Supertram)	8.33 miles
2	Parkgate Platform to Sheffield	8.33 miles
3	Rotherham Platform Both Directions	9.27 miles

## 10 Year History of Average House Prices by Property Type in DN4



Detached

**+53.77%**

Semi-Detached

**+52.17%**

Flat

**+31.56%**

Terraced

**+46.16%**

## Important - Please Read

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