



Woodfield Way, Balby DONCASTER



welcome to

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This two bedroom mid-townhouse has a superb open plan kitchen living diner, two allocated parking spaces, a ground floor WC and a landscaped rear garden. The property has close links to the Great Yorkshire Way, Lakeside and Potteric Carr Nature Reserve.



Entrance Hall

With a front facing composite door, stairs which rise to the first floor landing and access through to the open plan kitchen living diner.

Open Plan Kitchen Living Diner

24' 9" x 13' 3" (7.54m x 4.04m)

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill, a built-in dishwasher, washing machine, fridge and freezer. There is a useful storage cupboard, spotlights to the ceiling, a central heating radiator, a front facing double glazed window, rear facing French doors, access to the ground floor WC and an open plan living/dining space.

Ground Floor W.C.

Fitted with a low flush WC, a wash hand basin with mixer tap and a central heating radiator.

First Floor Landing

Bedroom One

13' 3" x 9' (4.04m x 2.74m)

With a front facing double glazed window, a central heating radiator and a fitted storage cupboard.

Bedroom Two

13' 3" x 7' 11" (4.04m x 2.41m)

With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath with shower over. There is partial tiling to the walls, spotlights to the ceiling, a central heating radiator and shaver point.

Outside

To the front of the property there is a pathway to the front entrance whilst to the rear there is a decked and stone paved patio rear garden ideal for outdoor dining and entertaining with fencing to the perimeter. There is a rear service gate which gives access to the allocated parking spaces.



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Woodfield Way, Balby DONCASTER

- TWO BEDROOM MID-TOWNHOUSE
- OPEN PLAN KITCHEN LIVING DINER
- GROUND FLOOR WC
- LANDSCAPED LOW MAINTENANCE REAR GARDEN
- TWO ALLOCATED CAR PARKING SPACES

Tenure: Freehold EPC Rating: B

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122045 - 0004

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