



Woodfield Way, Balby DONCASTER

welcome to

Woodfield Way, Balby DONCASTER

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.



view this property online williamhbrown.co.uk/Property/DCR122045



welcome to

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

view this property online [williambrown.co.uk/Property/DCR122045](https://www.williambrown.co.uk/Property/DCR122045)



Property Ref:
DCR122045 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williambrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



[williambrown.co.uk](https://www.williambrown.co.uk)