



Farnley Road, Balby Doncaster



welcome to

Farnley Road, Balby Doncaster

Perfect for an investor or first time buyer is this two bedroom ground floor flat which is situated in this sought after location of Woodfield Plantation within walking distance to local amenities and transport links.



Communal Entrance

Entrance Hall

Accessed through a door. There is laminate flooring, a central heating radiator and intercom.

Kitchen Living Diner

21' 9" x 15' 9" max (6.63m x 4.80m max)

With three front facing double glazed windows, three central heating radiators and laminate flooring. The kitchen is fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. There is a four burner electric hob with cooker hood above, electric oven, plumbing for a washing machine and space for a fridge-freezer.

Bedroom One

10' 9" x 10' 6" (3.28m x 3.20m)

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

Bedroom Two

10' 8" x 10' 6" (3.25m x 3.20m)

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

Bathroom

Fitted with a WC, a wash hand basin, a bath and a shower cubicle with shower. There is tiling to the walls, an extractor fan, vinyl flooring and a central heating radiator.

Outside

There is an allocated car parking space.



view this property online williamhbrown.co.uk/Property/DCR122331



welcome to

Farnley Road, Balby Doncaster

- IDEAL FOR AN INVESTOR OR FIRST TIME BUYER
- TWO BEDROOM FIRST FLOOR FLAT
- OPEN PLAN KITCHEN LIVING DINER
- BATHROOM
- ALLOCATED CAR PARKING SPACE

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£95,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR122331



Property Ref:
DCR122331 - 0003

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@williamhbrown.co.uk



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



williamhbrown.co.uk