



**Queen Street, Balby Doncaster**



**welcome to**

## **Queen Street, Balby Doncaster**

Perfect for first time buyers and investors is this spacious two bedroom first floor flat which is a great opportunity to get onto the property ladder! The property is close to local amenities and transport links.



### **Entrance Hall**

With a double glazed door, an airing cupboard, an electric heater and laminate flooring.

### **Lounge**

15' 11" x 9' 11" ( 4.85m x 3.02m )

A good sized lounge with laminate flooring, coving to the ceiling and a double glazed window.

### **Breakfast Kitchen**

9' 5" x 9' 5" ( 2.87m x 2.87m )

Fitted with wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has an electric cooker with extractor above, plumbing for a washing machine, space for a fridge-freezer, a breakfast bar and a double glazed window.

### **Bedroom One**

14' 9" max x 10' max ( 4.50m max x 3.05m max )

With a double glazed window, built-in wardrobes providing hanging and storage space, laminate flooring and an electric storage heater.

### **Bedroom Two**

9' 8" max x 9' 10" max to recess ( 2.95m max x 3.00m max to recess )

With a double glazed window, laminate flooring and an electric storage heater.

### **Bathroom**

Fitted with a three piece suite comprising of a low flush WC, a wash hand basin and a panelled bath. There is partial tiling to the walls, an electric heater and laminate flooring.

### **Outside**

There are communal gardens and parking with a storage area.



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## Queen Street, Balby Doncaster

- TWO BEDROOMS
- SPACIOUS LOUNGE
- DINING KITCHEN
- BATHROOM

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 890.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Apr 2005.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£60,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122553 - 0003

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