



**Queen Street, Balby Doncaster**



**welcome to**

**Queen Street, Balby Doncaster**

Situated in this popular location in Balby is this spacious two bedroom first floor flat which is perfect for first time buyers or investors. The property has communal parking and is close to local amenities and transport links.



### **Entrance**

A door gives access to the entrance where stairs rise to the first floor.

### **Entrance Hall**

With a sealed unit door, an electric wall heater, an airing cupboard and two useful storage cupboards.

### **Lounge**

18' x 10' 9" ( 5.49m x 3.28m )

A good sized lounge with a double glazed window and an electric wall heater.

### **Kitchen**

12' 4" x 7' 4" ( 3.76m x 2.24m )

With a double glazed window. Fitted with wall and base units with work surfaces housing the stainless steel sink and drainer. The kitchen has an electric hob with extractor above, an electric oven, plumbing for a washing machine, space for a fridge, an electric wall heater, downlights to the ceiling and vinyl flooring.

### **Bedroom One**

15' 11" x 9' ( 4.85m x 2.74m )

With a double glazed window and an electric wall heater.

### **Bedroom Two**

9' 1" x 6' 3" ( 2.77m x 1.91m )

With a double glazed window, an electric wall heater and access to the loft.

### **Bathroom**

With an obscure double glazed window. Fitted with a low flush WC, a wash hand basin fitted into a vanity unit and a bath with shower over and screen. There are downlights to the ceiling.

### **Outside**

There are communal gardens, communal parking and a storage area.



***view this property online*** [williamhbrown.co.uk/Property/DCR123406](http://williamhbrown.co.uk/Property/DCR123406)



**welcome to**

## **Queen Street, Balby Doncaster**

- TWO BEDROOM FIRST FLOOR FLAT
- GOOD SIZED LOUNGE
- KITCHEN
- BATHROOM
- COMMUNAL PARKING AND GARDENS

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 936.00

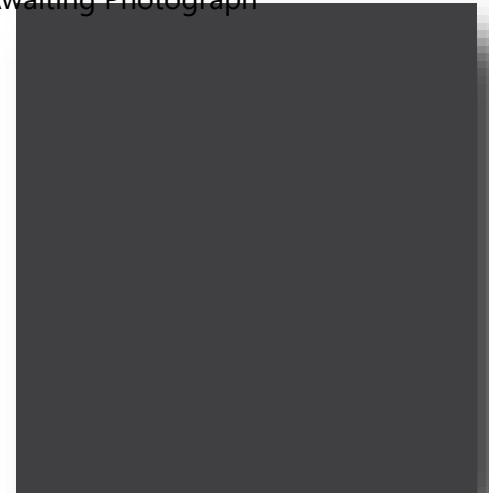
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Jul 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# **£65,000**



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DCR123406](http://williamhbrown.co.uk/Property/DCR123406)



Property Ref:  
DCR123406 - 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](mailto:doncaster@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**