



Whittier Road, Balby Doncaster

welcome to

Whittier Road, Balby Doncaster

Situated in this sought after location of Balby with close links to local amenities and transport links is this three bedroom mid terraced property. The property benefits from having a driveway to provide off road parking and an enclosed rear garden.



Entrance Hall

Accessed through a front facing composite door. There is a front facing double glazed window, a central heating radiator and stairs which rise to the first floor landing.

Lounge

14' 6" x 12' (4.42m x 3.66m)

With a front facing double glazed window, a central heating radiator and a TV feature media wall. There are double doors which gives access to the kitchen diner.

Kitchen Diner

18' 4" x 9' 8" (5.59m x 2.95m)

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 burner gas hob with extractor hood above, an electric oven and space for a fridgefreezer. There is splash back tiling, a built in storage cupboard, a central heating radiator and laminate flooring. With a rear facing double glazed window and rear facing French doors which gives access to the rear garden.

First Floor Landing

There is a central heating radiator with cover and loft access.

Bedroom One

15' 4" x 10' 3" (4.67m x 3.12m)

A double room with a front facing double glazed window and a central heating radiator.

Bedroom Two

10' 1" x 8' 4" (3.07m x 2.54m)

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

Bedroom Three

11' 7" x 7' 5" (3.53m x 2.26m)

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

Bathroom

Fitted with a WC, a wash hand basin and a P shaped bath with shower over. There is tiling to the walls and floor, a heated towel rail and a rear facing obscure double glazed window.

Outside

To the front of the property is a driveway to provide ample off road parking while to the rear of the property is an enclosed artificial lawned garden. There is a patio area, a shed and an outside tap.



view this property online williamhbrown.co.uk/Property/DCR122703



welcome to

Whittier Road, Balby Doncaster

- POPULAR LOCATION
- THREE BEDROOM MID-TERRACED PROPERTY
- WELL-PRESENTED THROUGHOUT
- GOOD SIZED KITCHEN DINER
- ATTRACTIVE LOUNGE

Tenure: Freehold EPC Rating: D

£135,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/DCR122703



Property Ref:
DCR122703 - 0002

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