

Brander Close, Balby DONCASTER

william h brown

welcome to

Brander Close, Balby DONCASTER

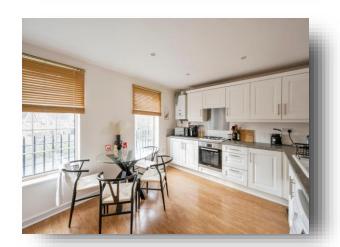
GUIDE PRICE £110,000 - £120,000. A spacious two double bedroom first-floor apartment offers a modern and open-plan kitchen, living and dining space. Situated in a convenient location with excellent transport links and close proximity to a variety of amenities and schools.













Entrance

With a secure intercom entry system and stairs which rise to the first floor.

Entrance Hall

A door gives access to the first floor flat with wooden flooring, a useful storage cupboard and a central heating radiator.

Kitchen Living Diner

21' 11" x 15' 5" (6.68m x 4.70m)

Fitted with a range of wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob with an extractor hood above, an electric oven and grill, plumbing for a dishwasher and space for a fridge and freezer. There is complimentary tiling, a wall mounted boiler, laminate flooring, a central heating radiator. The kitchen is open plan to the lounge/dining area.

Living Dining Area

With three front facing double glazed windows, two central heating radiators and spotlights to the ceiling.

Bedroom One

10' 10" x 10' 6" (3.30m x 3.20m)

With a rear facing double glazed window, a central heating radiator, laminate flooring and a panelled feature wall.

Bedroom Two

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

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

Bathroom

Fitted with a low flush WC, a wash hand basin, a panelled bath and a shower cubicle with shower. There is partial tiling to the walls and a central heating radiator.

Outside

To the rear of the property there is an allocated parking space.





welcome to

Brander Close, Balby DONCASTER

- GUIDE PRICE £110,000 £120,000
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN LIVING DINER
- ALLOCATED PARKING SPACE
- NO ONWARD CHAIN

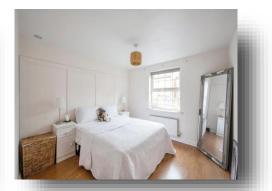
Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£110,000-£120,000







Coools Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR123764



Property Ref: DCR123764 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 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.

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these



william h brown

01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk

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.