



Harvest Close, Balby DONCASTER

welcome to

Harvest Close, Balby DONCASTER

A spacious two bedroom semi-detached home positioned in a peaceful cul-de-sac, perfectly suited to first time buyers and growing families. Situated within close proximity to local parks and providing excellent access to the Trans Pennine Trail.



Entrance Porch

Welcoming entrance area with space for coats and shoes, featuring a double glazed window to the side and a central heating radiator.

Lounge

With a front facing double glazed window, laminate flooring, a feature electric fire, a central heating radiator and stairs rise to the first floor. A door leads through to the kitchen diner.

Kitchen Diner

A spacious open plan kitchen diner spanning the width of the home. Fitted with a range of units with work surfaces housing the sink and drainer. The kitchen has an integrated electric oven, four ring gas hob, plumbing for a washing machine, a wall mounted boiler and space for appliances. There is room for a dining table, a rear facing double glazed window, double glazed French doors, a central heating radiator and a useful storage cupboard.

First Floor Landing

With a loft hatch.

Bedroom One

With a front facing double glazed window, with fitted mirrored wardrobes, storage cupboard and central heating radiator.

Bedroom Two

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

Bathroom

Fitted with bath with shower over and screen, wash hand basin on a vanity unit and WC. There is partial tiling, a rear facing obscure double glazed window and a central heating radiator.

Outside

To the front of the property there is an attractive lawned front with a driveway providing off road parking. Secure gated access leads to the rear garden. To the rear of the property there is an enclosed garden with raised decked patio, lawn, planted borders and a pebbled pathway leading to a wooden shed with outside tap.



view this property online williamhbrown.co.uk/Property/DCR125718



welcome to

Harvest Close, Balby DONCASTER

- TWO BEDROOM SEMI-DETACHED HOME
- NO ONWARD CHAIN
- KITCHEN DINER
- FRONT ASPECT LOUNGE
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£160,000



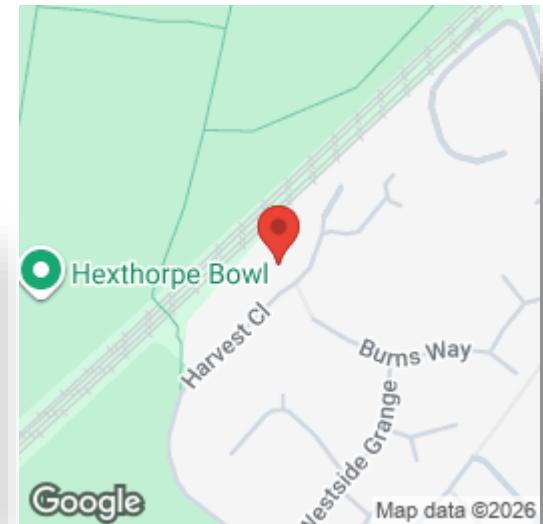
view this property online williamhbrown.co.uk/Property/DCR125718



Property Ref:
DCR125718 - 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.



Please note the marker reflects the postcode not the actual property

 william h brown



01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk