



**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

## 85 Wivelsfield Road Doncaster, DN4 0UY £875 Per Calendar Month

Situated in the popular location of Balby close to a host of local amenities and excellent transport links is this spacious three bedroom semi-detached home with an enclosed rear garden and off road parking. The property has a contemporary feel throughout, and benefits from rear extension, providing a large kitchen dining area offering open plan living. Briefly comprises; reception hall, 2 generous reception rooms, extended well appointed kitchen, with integrated appliance, utility area for added convenience and practicality and a warm roof conservatory. To the first floor 3 bedrooms and a modern shower-room. Outside; delightful, large enclosed rear garden, being mainly lawned, and patio area. To the front is a generous parking area. Viewing is highly recommended to appreciate the size and composition on offer.

AVAILABLE 22/04/25  
PROPERTY UNFURNISHED

- Three Bedrooms
- Semi Detached
- Extended to rear
- Close to local schools and amenities
- Warm roof conservatory
- Good sized, enclosed rear garden
- Driveway
- Gas central heating and double glazing
- Council Tax Band A
- UNFURNISHED

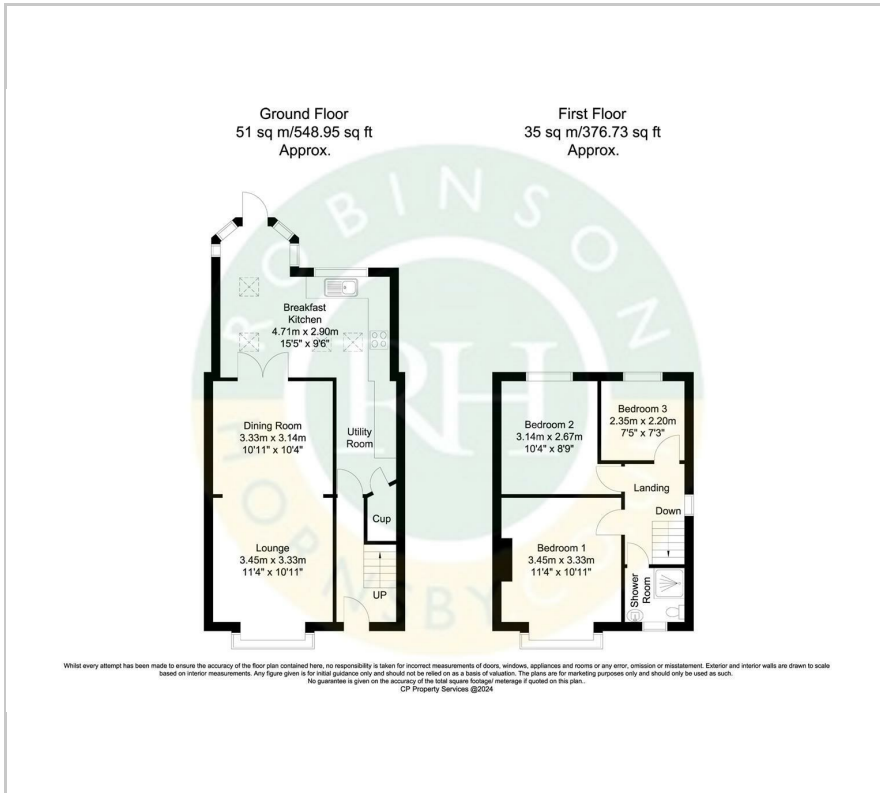
### Viewing

Please contact our ELR Europa Link Office on 01142689900 if you wish to arrange a viewing appointment for this property or require further information.

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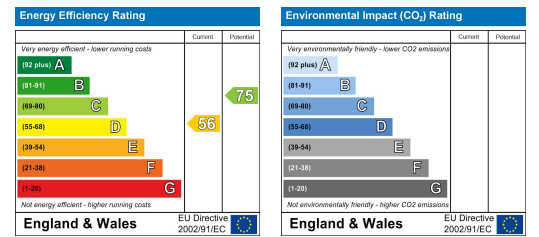
## Floor Plan



## Area Map



## Energy Efficiency Graph



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