



## 11 Westmorland Street

Balby, Doncaster, DN4 9AQ

£850 PCM

A three bedroom semi-detached property offering spacious accommodation with large bay window frontage in popular area of Balby close to local shops and amenities. UNFURNISHED AND AVAILABLE 1ST FEBRUARY 2026.

- Three bedroom semi detached house
- Large living/dining room
- Kitchen with new oven and hob (2025)
- Family Bathroom with shower
- Fitted wardrobes to both double bedrooms
- Rear garden and patio.
- Garage
- COUNCIL TAX BAND A
- UNFURNISHED
- AVAILABLE 1ST FEBRUARY 2026

### 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.



3



1



1



E



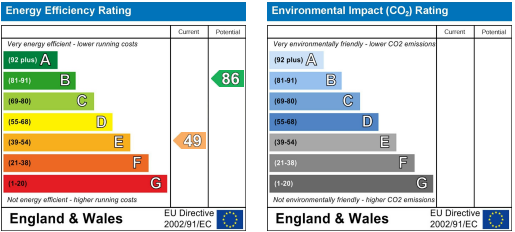
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.