



2 Stonegate Mews, Balby, Doncaster, DN4 8DS

Offers In The Region Of £70,000

Offered to the market WITH SITTING TENANTS, this well presented two bedroom apartment with views overlooking the park. Briefly comprising of an entrance hall, lounge kitchen, bathroom and two bedrooms.

The kitchen is fitted with a range of units and is finished to a modern style.

Balby has a range of amenities to include shops, post office and public houses. Transport links include bus routes into Doncaster Town Centre. Road links include A1M and M18 motorway networks.

To arrange a viewing please call MERRYWEATHERS on 01226 730850.

Entrance Hall

With an electric radiator and access to all rooms

Lounge Kitchen 16'0" x 14'3" (4.88 x 4.35)

With front and side facing UPVC windows and electric radiator. The kitchen area consists of a range of wall, base and drawer units with integrated electric oven and hob, stainless steel sink and drainer unit with mixer tap and plumbing for a automatic washing machine.

Bedroom one 10'0" x 12'1" (3.05 x 3.70)

With a front facing UPVC window and electric radiator.

Bedroom Two 10'7" x 5'2" (3.23 x 1.60)

With a front facing UPVC window, electric radiator and built in cupboard housing the water tank.

Bathroom 7'0" x 5'11" (2.15 x 1.82)

With a three piece suite comprising of a bath with shower above, pedestal hand wash basin and low flush WC. With electric radiator.

External



The property provides allocated parking for one vehicle.

Additional Information

Council Tax Band:

Tenure: Leasehold

Property Type: Ground Floor Apartment

Construction type: Brick built

Heating Type: Electric heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type: N/A

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Allocated

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is

affected by coal mining .

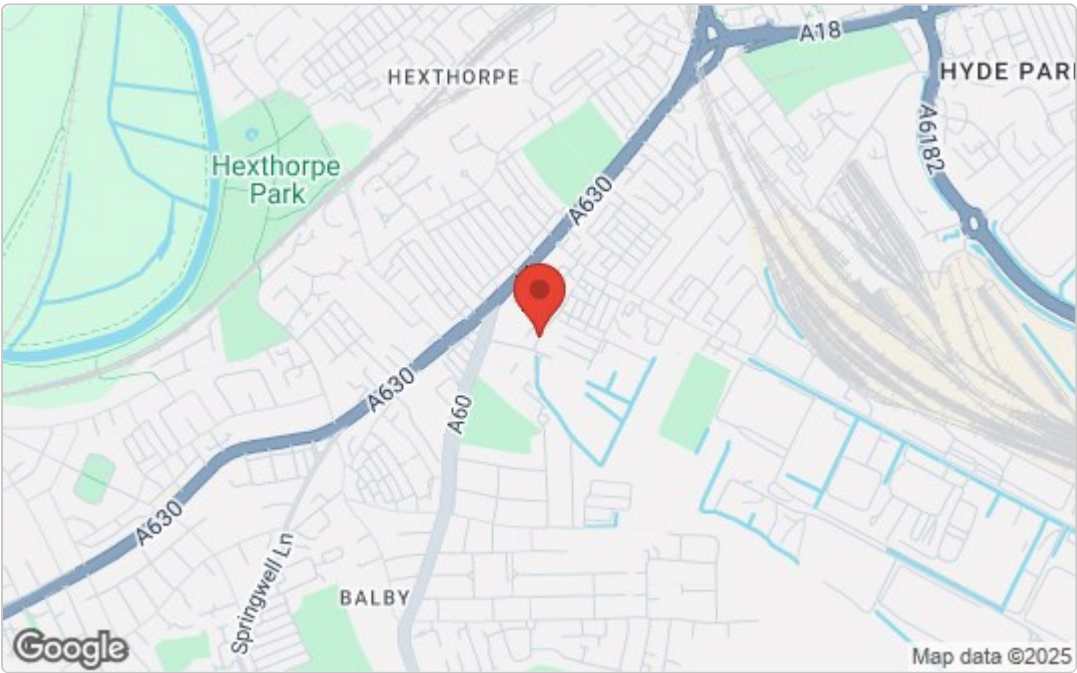
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a convincing solicitor.

Floor Plan

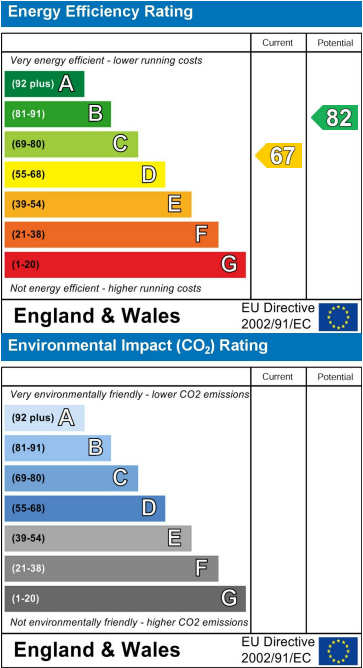


Area Map



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.

Energy Efficiency Graph



www.merryweathers.co.uk

Merryweathers (Barnsley) Limited 8 Regent Street, Barnsley, S70 2EJ

Tel: 01226 730850 E-mail: barnsley@merryweathers.co.uk

Offices also at: Rotherham & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044

