



Poppy Street, Balby Doncaster

welcome to

Poppy Street, Balby Doncaster

Situated in this popular location of Balby is this modern three bedroom semi-detached property. Ideal for a first time buyer or young family, offered on a shared ownership scheme of 30% to the prospective buyer.



Entrance Hall

Accessed through a front facing composite door with a central heating radiator, thermostat, and stairs which rise to the first floor landing.

Ground Floor W.C.

Fitted with a WC and wash hand basin with mixer tap. There is splashback tiling, a central heating radiator, vinyl flooring and front facing obscure double glazed window.

Kitchen Diner

Fitted with modern wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. Includes a gas hob with extractor hood, single electric oven, plumbing for a washing machine and integrated fridge-freezer. Built-in storage cupboard, boiler cupboard, central heating radiator, vinyl flooring, downlights to ceiling, under-unit lighting and front facing double-glazed window.

Lounge

With a central heating radiator and rear facing French doors with side sash panels giving access to the generous rear garden. Wall-mounted TV media feature wall installed, perfect for a modern entertainment setup.

First Floor Landing

With a central heating radiator, storage cupboard and stairs to the second floor landing area.

Bedroom Two

Double room with a rear facing double glazed window and central heating radiator.

Bedroom Three

Double room with a front facing double glazed window and central heating radiator.

Landing Area

With a front facing double glazed window, central heating radiator and stairs rise to the second-floor landing. This area could cater for a study or dressing area.

Bathroom

Side facing obscure double-glazed window. Three piece suite comprising of a WC, wash hand basin with mixer tap and panelled bath with shower over and screen. Partial tiling to walls, central heating radiator, downlights to the ceiling, extractor fan and vinyl flooring.

Second Floor Landing

With eaves storage.

Bedroom One

With a front facing double glazed dormer window, central heating radiator, thermostat and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a WC, wash hand basin with mixer tap and shower cubicle with shower. Features vinyl flooring, splashback tiling, central heating radiator and a rear facing double glazed skylight window.

Eaves Storage

With lights and fitted carpets, located off the en-suite of the top floor.

Outside

A maintainable front garden with feature gravel and lawn section with footpath to front entrance. To the rear is a generous lawn and patio, ideal for alfresco dining and entertaining, with rear gate. A driveway provides off parking and leads to the garage.

Garage

Accessed via the block coach house and gated rear garden within the rear cul-de-sac.

Additional Information

This property is currently under shared ownership with 30% ownership by the seller with payable rent: £384.24 pcm to RMG Group - contact branch for further details

Agent's Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



view this property online williamhbrown.co.uk/Property/DCR124152



welcome to

Poppy Street, Balby Doncaster

- POPULAR LOCATION
- FABULOUS THREE BEDROOM SEMI-DETACHED PROPERTY
- SHARED OWNERSHIP SCHEME OF 30%
- ACCOMMODATION OVER THREE FLOORS
- GROUND FLOOR W.C

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 153.84

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£78,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR124152



Property Ref:
DCR124152 - 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.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk