



MALLARD VIEW

BALBY

BY
together
homes



Your best life

A well-designed, contemporary collection of homes in Balby, Doncaster.

Located just 2 miles from Doncaster town centre, you will benefit from easy access around South Yorkshire via the A1(M) and M18 motorways. With Doncaster railway station nearby, commuting to Sheffield, Leeds, London and beyond, Mallard View is ideal choice for families and professionals seeking affordable homeownership in a well-connected location.

Balby is surrounded by several beautiful nature reserves and parks that offer residents and visitors a chance to enjoy the great outdoors. Notable green spaces include Potteric Carr Nature Reserve, located approximately 3 miles away, which is perfect for birdwatching and nature walks. Sandall Beat Wood, about 5 miles from Balby, provides extensive woodlands and open spaces for walking and picnicking. Elmfield Park, roughly 2 miles away, offers well-maintained gardens and recreational facilities. Additionally, Westfield Park is conveniently located within Balby itself, providing play areas, sports facilities, and walking paths.

Balby is also home to several community initiatives and events that foster a strong sense of community spirit. For those looking to settle down in a welcoming neighbourhood, Balby in Doncaster provides a convenient environment for both living and working.

Your dream home

At Together Homes, we are passionate about helping you find and move into your dream home, whether you are new to the property ladder or aspiring to move up it.

Your brand new, energy efficient home boasts a modern fitted kitchen and generous rooms within. To the exterior, you can enjoy private parking and a spacious garden with patio.

Shared Ownership is a fantastic way to start out on the property ladder if you can't quite afford the mortgage on 100% of a home.

Put simply you part buy, part rent your home. You purchase a share of the property, then pay a proportionate rent to us for the share you don't own, for example, if you buy an initial 50% share, you will pay rent on the remaining 50% share - the amount of rent depends on the value of your home and is reviewed annually in line with inflation.

You can buy greater shares in your home as and when you can afford to.

This process is called Staircasing. In many cases, you can eventually own 100% of your home outright, at which point you will pay only your mortgage, but no rent. Service charges or management fees may still apply.

Shared Ownership can help you start or remain on the property ladder and is a great alternative to buying outright or renting your home.

Ask the Together Homes team today about Shared Ownership!



The Gresley | 4 Bedroom Detached or Semi

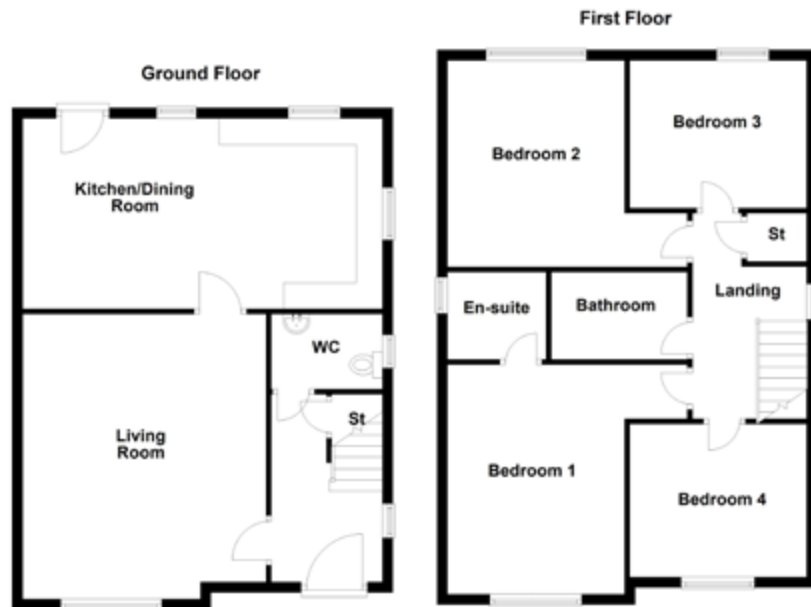


CGI is representative of house type and may not fully reflect the look and finishes of the final build

The Gresley | 4 Bedroom Detached or Semi

The ground floor features a living room, positioned at the front of the home. The kitchen/dining room is an open and versatile space ideal for entertaining and family meals, with access to the outdoor area. A downstairs bathroom is conveniently placed near the entrance, along with a storage area under the stairs.

Upstairs, the four bedrooms offer ample space for family members or guests. The master bedroom benefits from a private en-suite bathroom. The remaining bedrooms share a family bathroom. A storage cupboard is also included upstairs.



The Ivatt | 2 Bedroom Semi-Detached

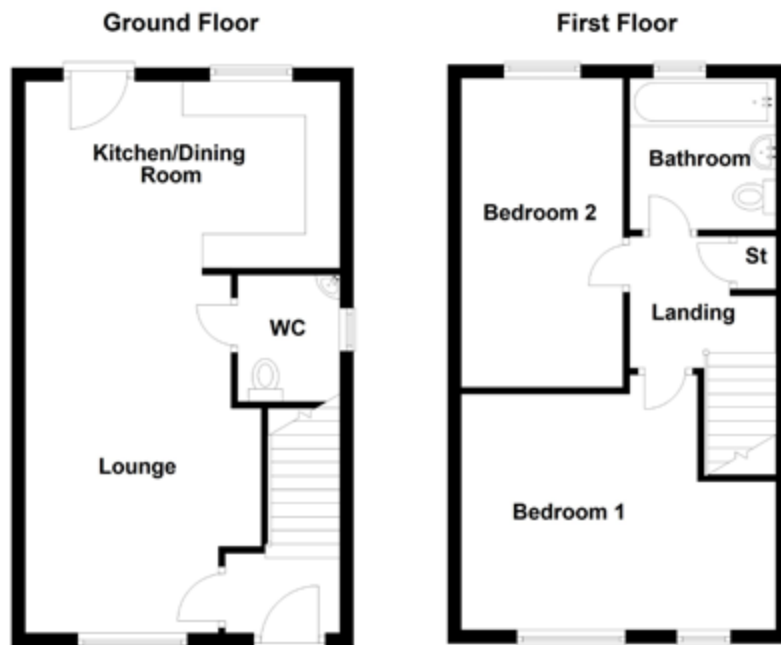


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The Ivatt | 2 Bedroom Semi-Detached

The ground floor features a lounge at the front, leading to an open-plan kitchen/dining room, which provides a great space for cooking and entertaining. A WC is conveniently located beneath the staircase for added practicality.

Upstairs, there are two bedrooms. The master bedroom is located at the front, with the second bedroom positioned at the rear of the home. A modern bathroom is centrally placed off the landing, along with additional storage space.



The Stirling | 3 Bedroom Semi-Detached

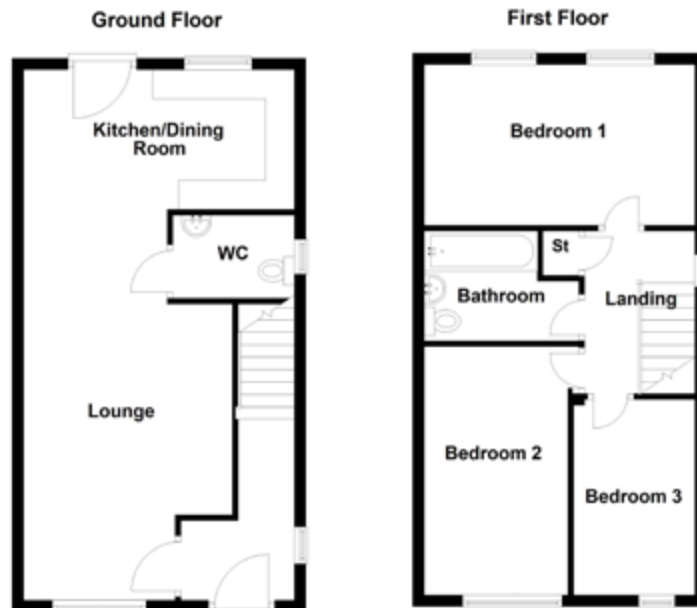


CGI is representative of house type and may not fully reflect the look and finishes of the final build

The Stirling | 3 Bedroom Semi-Detached

The ground floor comprises a lounge at the front of the home, leading through to a modern kitchen/dining room at the rear, providing an excellent space for family meals and entertaining. A WC is conveniently positioned beneath the staircase.

Upstairs, there are two double bedrooms and one single bedroom, offering flexibility for growing families or home office space. A well-appointed bathroom is accessible from the landing, as is the additional storage space.









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