



Woodfield Way, Balby Doncaster

welcome to

Woodfield Way, Balby Doncaster

This well maintained three bedroom end terrace home is situated over three floors and benefits from a range spacious living accommodation throughout. The property is situated within closes reach to a range of shops, schools and local amenities. Ideal for a growing or extended family!



Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Entrance Hall

With a front facing composite double glazed door, a central heating radiator and accessed to the ground floor W.C.

Ground Flor W.C

Fitted with a low flush W.C, a wash hand basin and a central heating radiator.

Kitchen

15' 5" x 12' 1" (4.70m x 3.68m)

Accessed from the entrance hall, fitted with a range of wall and base units with coordinating worksurfaces housing the stainless sink and drainer with mixer tap. There is an integrated dishwasher, plumbing for a washing machine, an electric oven and grill and a gas hob with extractor above. There is space for free standing appliances, area for a dining table chairs and a front facing double glazed window.

Lounge

With rear facing double glazed French doors and a central heating radiator.

First Floor Landing

With a useful storage cupboard.

Bedroom Two

15' 5" x 9' 5" (4.70m x 2.87m)

With a central heating radiator and a rear facing double glazed window.

Bedroom Three

15' 5" x 9' 4" (4.70m x 2.84m)

With a front facing double glazed window and a central heating radiator.

Family Bathroom

Fitted with a low flush W.C, a bath with shower over and a wash hand basin. There is a central heating radiator and an extractor fan.

Second Floor Landing

With access to the master bedroom.

Bedroom One

15' 1" x 15' 6" (4.60m x 4.72m)

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

En-Suite

Fitted with a low flush W.C, a wash hand basin and a walk in shower cubical. There is a central heating radiator and an extractor fan.

Storage

Currently being used as a fourth bedroom with a rear facing skylight window, a central heating radiator and access to the eaves storage.

Outside

To the front the garden is enclosed via a brick wall and there is a pathway which leads to the front entrance. To the rear there is a low maintenance garden and a rear gate which provides access to the allocated parking.



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- **INTERNAL IMAGES COMING SOON!
- THREE BEDROOM END TERRACE
- GATED SECURE GARDEN
- WELL PRESENTED THROUGHOUT
- IDEAL FOR FAMILIES

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126473 - 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.



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