



Woodfield Way, Balby Doncaster

welcome to

Woodfield Way, Balby Doncaster

GUIDE PRICE £220,000-£230,000. A fantastic opportunity to acquire this beautifully presented, modern three bedroom mid-townhouse home. Spanning three floors and featuring a landscaped garden with parking to the rear and is ideal for growing families or professional couples.



Entrance Hall

Accessed via a front facing door with stairs to the first floor, a thermostat and central heating radiator.

Ground Floor W.C.

Conveniently located off the hallway, fitted with a low-flush WC, a wash hand basin and a central heating radiator.

Dining Kitchen

A modern fitted kitchen with a range of wall and base units and stylish tiled splash backs housing the insert sink and drainer with mixer tap. Integrated appliances include a gas hob, electric oven, and extractor. There is plumbing for a washing machine/dryer, a dishwasher and an integrated fridge-freezer. There is a front facing double glazed window, a central heating radiator, space for a dining table and chairs and a concealed wall mounted boiler.

Lounge

A spacious primary reception room featuring neutral decor and French doors that open directly onto the landscaped rear garden with a central heating radiator and laminate flooring.

First Floor Landing

With stairs rising to the second floor and a central heating radiator.

Bedroom Two

A well-proportioned double bedroom with a rear facing double glazed window and a central heating radiator.

Bedroom Three

A further double bedroom with a double glazed window and a central heating radiator.

Bathroom

Fitted with a modern three piece suite comprising a low flush WC, a pedestal wash hand basin and a panelled bath with shower over and screen. There is tiling to the walls and a central heating radiator.

Second Floor

Dressing / Study Area

Currently used as a study area with a central heating radiator, a rear skylight double glazed window, storage in the eaves and access to the main bedroom.

Bedroom One

With two full length front facing double glazed feature windows, additional storage and a private en-suite with a walk-in wardrobe/dressing area.

Walk-In Wardrobe Area

With a range of hanging and storage space.

En-Suite Shower Room

Comprising of a walk-in shower cubicle, a wash hand basin and WC. Finished with contemporary tiling and a central heating radiator.

Outside

The front of the property sits behind an attractive brick built boundary wall and manageable front garden area. To the rear is a landscaped garden featuring a stylish artificial lawn, patio area and a rear gate that provides access to the rear parking allocated parking space.

Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Woodfield Way, Balby Doncaster

- GUIDE PRICE £220,000-£230,000
- MODERN THREE STOREY THREE BEDROOM MID-TOWNHOUSE
- SITUATED ON THIS SOUGHT AFTER DEVELOPMENT
- DECORATED TO A HIGH STANDARD THROUGHOUT
- ACCOMMODATION SPREAD OVER THREE FLOORS

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 300.00

Ground Rent: 150.00

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.

guide price

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125797 - 0003

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william h brown



01302 327121



doncaster@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)