



Queen Street, Balby Doncaster

welcome to

Queen Street, Balby Doncaster

CASH BUYERS ONLY Perfect for first time buyers and investors is this spacious two bedroom first floor flat which is a great opportunity to get onto the property ladder! The property is close to local amenities and transport links.



Entrance Hall

With a double glazed door, an airing cupboard, an electric heater and laminate flooring.

Lounge

15' 11" x 9' 11" (4.85m x 3.02m)

A good sized lounge with laminate flooring, coving to the ceiling and a double glazed window.

Breakfast Kitchen

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

Fitted with wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has an electric cooker with extractor above, plumbing for a washing machine, space for a fridge-freezer, a breakfast bar and a double glazed window.

Bedroom One

14' 9" max x 10' max (4.50m max x 3.05m max)

With a double glazed window, built-in wardrobes providing hanging and storage space, laminate flooring and an electric storage heater.

Bedroom Two

9' 8" max x 9' 10" max to recess (2.95m max x 3.00m max to recess)

With a double glazed window, laminate flooring and an electric storage heater.

Bathroom

Fitted with a three piece suite comprising of a low flush WC, a wash hand basin and a panelled bath. There is partial tiling to the walls, an electric heater and laminate flooring.

Outside

There are communal gardens and parking with a storage area.

Notes

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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Queen Street, Balby Doncaster

- CASH BUYERS ONLY
- TWO BEDROOMS
- SPACIOUS LOUNGE
- DINING KITCHEN
- BATHROOM

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 890.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Apr 2005.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£55,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122553 - 0004

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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