

3 Bedroom(s), Town House, Freehold

Oak Court, Woodfield Plantation, Balby,



- No Chain
- 2 Reception Rooms
- Driveway
- Three Bedroom Three Storey Town House

- Downstairs Shower Room
- Utility Room
- Popular Location of Woodfield Plantation

£185,000
For Sale

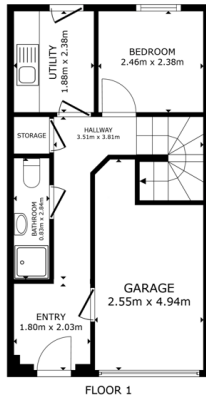
Book your viewing today Tel: 01302 247754

Owner's View

Viewing is highly recommended for this beautifully presented 3-bedroom townhouse, located in the highly sought-after Woodfield Plantation development. This stylish home is offered with vacant possession and is truly turn-key ready, ideal for a couple or small family. Recently decorated throughout, the property boasts a fresh, modern feel, with new flooring to the kitchen/diner and brand-new carpets in the bedrooms. The en-suite benefits from a newly installed Bristan Sonique shower unit, adding a touch of quality to the home's practical layout. Set across three well-planned storeys, the property offers generous living space and flexibility for a range of lifestyles. Externally, the front and rear stonework has been professionally cleaned, along with the gutters, giving the property excellent kerb appeal. To the rear, you'll find a neat, low-maintenance garden, perfect for relaxing or entertaining, and there's off-street parking for two vehicles at the front. This move-in-ready home combines modern updates with low-maintenance living in a fantastic location — don't miss out!

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1 26.6 m² FLOOR 2 17.8 m² FLOOR 3 37.4 m²
ENCLOSURE AREA GARAGE 10.8 m²
TOTAL 1 92.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

Entry



Reception Room



Utility Room

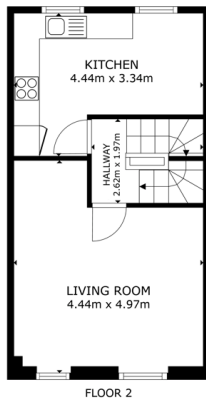


Shower Room



First Floor

Floor Plan



GRAND INTERNAL AREA
FLOOR 1: 26.6 m² FLOOR 2: 17.4 m² FLOOR 3: 37.4 m²
EXCLUDED AREAS: GARAGE 10.8 m²
TOTAL: 101.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Kitchen

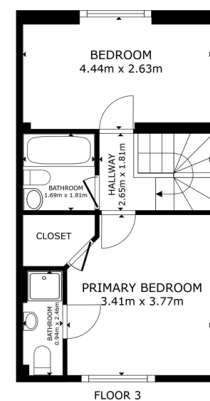


Living Room



Second Floor

Floor Plan



GRAND INTERNAL AREA
FLOOR 1: 26.6 m² FLOOR 2: 17.4 m² FLOOR 3: 37.4 m²
EXCLUDED AREAS: GARAGE 10.8 m²
TOTAL: 101.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Master Bedroom & En Suite



Bedroom



Family Bathroom



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators



Approximate Heating System Installation Date -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - Ground floor cupboard

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out – No

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 