

4 Bedroom(s), Town House, Freehold

Woodfield Way, Balby, Doncaster.



- 3D Virtual Tour Available
- Four Bedroom Three Storey Town House
- Spacious Lounge
- Family Bathroom
- Rear Enclosed Garden

- No Chain
- Modern Kitchen Diner
- Ground Floor W/C
- En Suite to Master
- Garage and Parking to the Rear

£250,000
For Sale

Book your viewing today Tel: 01302 247754

Owner's View

I have thoroughly enjoyed living at the house, due to the spacious rooms and use of the log burner throughout the winter months. The proximity to multiple walks around the property, suitable for all, has been great as I enjoy going out for an easy evening or weekend walk. The estate is quiet and the neighbours are nice and welcoming.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 93 sqm, FLOOR 2: 43 sqm
TOTAL: 136 sqm
NOTES: AREA CALCULATED PER SPA CONTRACTUAL, NETT GROSS



Entry



Kitchen Diner



Lounge



W/C



Bedroom

First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 2: 20 m², FLOOR 2: 43 m²
FLOOR 3: 45 m², TOTAL: 145 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, MEASUREMENTS MAY VARY.



Bedroom



Family Bathroom



Second Floor

Floor Plan



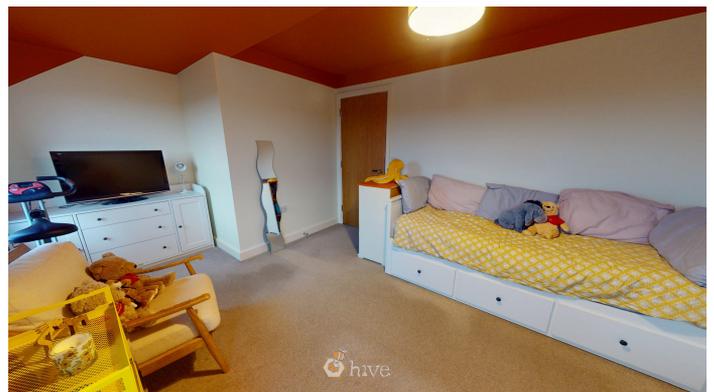
Bedroom

FLOOR 3

GROSS INTERNAL AREA
FLOOR 1: 136 sqm / 1467 sqft
FLOOR 2: 44 sqm / 474 sqft
FLOOR 3: 45 sqm / 484 sqft
TOTAL: 225 sqm



Master Bedroom & En Suite



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 (Hot Water Tank)

Approximate Water Heating Installation Date -

Boiler Location - In the en-suite

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - 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.

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Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	