

4 Bedroom(s), Town House, To be Advised

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

Offered with no onward chain, this well-presented four-bedroom townhouse is located on the popular Woodfield Way in Balby, Doncaster, providing modern, versatile accommodation ideal for families and professionals alike. The ground floor comprises a welcoming entrance hall, contemporary kitchen diner with ample space for dining, a convenient ground floor W/C, and a spacious lounge with access through to the rear enclosed garden, perfect for entertaining and family use. To the first floor are two well-proportioned bedrooms and a modern family bathroom. The second floor is dedicated to the impressive master bedroom with en suite shower room, along with a further bedroom, creating a private and comfortable top-floor retreat. Externally, the property benefits from a low-maintenance enclosed rear garden, along with a garage and parking to the rear, providing practical off-street parking. Situated within easy reach of local amenities, schools, transport links and Doncaster town centre, this modern home combines style, space and convenience.

## Ground Floor

### Floor Plan

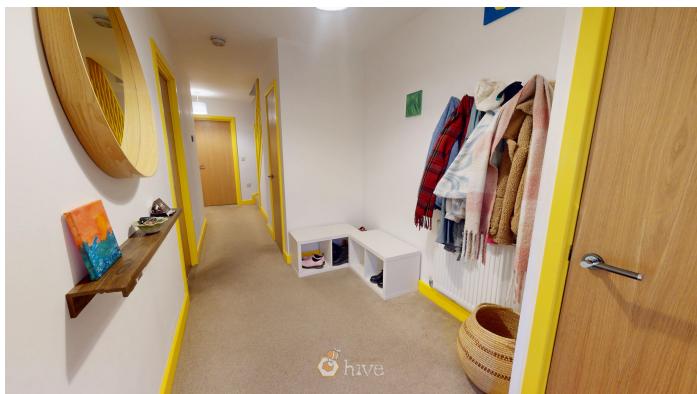


FLOOR 1  
GROSS INTERNAL AREA  
FLOOR 1: 55 m<sup>2</sup>, FLOOR 2: 43 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE AND ACTUAL MAY VARY.

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### Entry



### Kitchen Diner



### Lounge



## W/C



## First Floor

### Floor Plan



FLOOR 2

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### Bedroom



### Bedroom



### Family Bathroom



### Second Floor

## Floor Plan

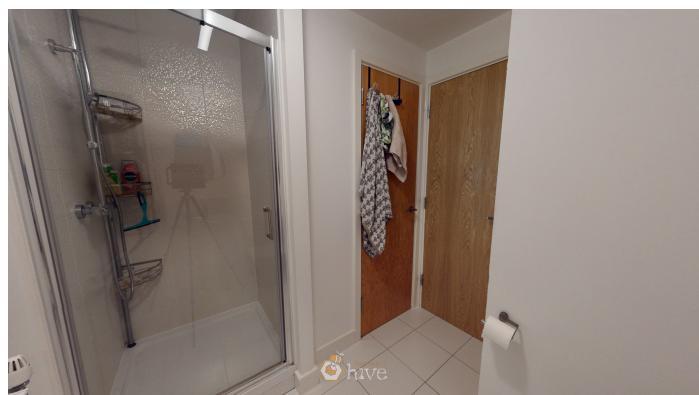


FLOOR 3

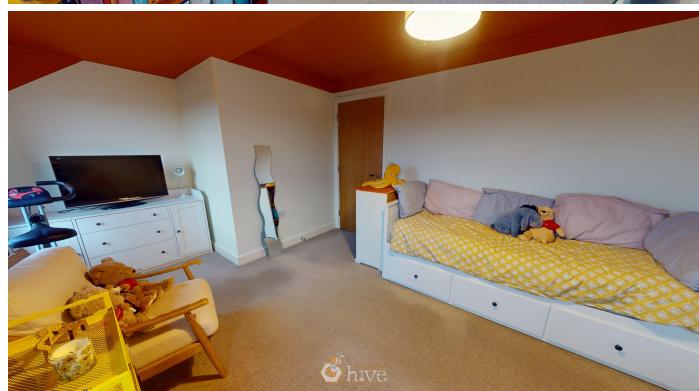
GROSS INTERNAL AREA: 105.4 m<sup>2</sup>  
FLOOR 3: 45 m<sup>2</sup> TOTAL: 145 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE FOR INFORMATION PURPOSES ONLY. NOT ACCURATE.

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## Master Bedroom & En Suite



## Bedroom



## Externals

### Front Aspect



## Rear Garden



## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

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

