

2 Bedroom(s), End of Terrace House, Freehold

Woodfield Way, Balby, Doncaster.



- 3D Virtual Tour Available
- Two Allocated Parking Bays at the Rear of the Property
- Modern Family Bathroom
- Convenient Location with Local Amenities

- Well Presented Two Bedroom End Of Terrace Home
- Stylish Open Plan Kitchen and Lounge
- Rear Enclosed Garden
- Downstairs W/C

£150,000
For Sale

Book your viewing today Tel: 01302 247754

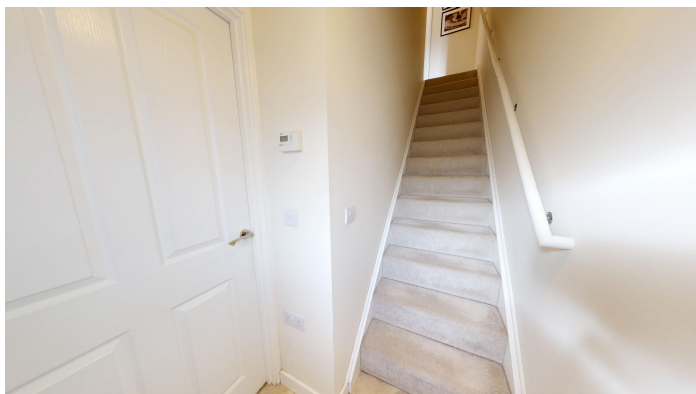
Owner's View

Situated in the sought-after area of Woodfield Way, Balby, this stylish and modern two-bedroom end-terrace home is perfect for first-time buyers, small families, or investors. The ground floor boasts a bright and spacious open-plan lounge and kitchen, creating a welcoming and sociable living space. A convenient downstairs W/C adds to the practicality of the home. Upstairs, there are two well-proportioned bedrooms and a contemporary family bathroom, offering comfort and style. Externally, the property benefits from two private parking spaces to the rear and a fully enclosed rear garden, providing the perfect space to relax or entertain. Located close to local amenities, transport links, and excellent schools, this property is an excellent opportunity for those looking for a modern, move-in-ready home. Early viewing is recommended!

Ground Floor

Floor Plan

Entry



Open Plan Kitchen and Lounge



W/C



First Floor

Floor Plan

Master Bedroom



Bedroom



Family Bathroom



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - B

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 - 7/1/2020

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 7/1/2020

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 7/1/2020

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out – Yes

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. - Yes: We will provide separate documentation around restrictive covenants. Standard new build covenants in place

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? - Yes: Proposal for new build housing opposite our property

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

