



Brayford Road, Balby Doncaster



welcome to

Brayford Road, Balby Doncaster

GUIDE PRICE £170,000-£180,000. Situated in this popular location is this attractive two bedroom semi-detached home which is ideal for first time buyers and benefits from front and rear gardens, off road parking and an attractive lounge.



Entrance Hall

With a front facing sealed unit door, a central heating radiator and stairs which rise to the first floor landing.

Lounge

With a front facing double glazed window, a useful understairs storage cupboard and a central heating radiator.

Dining Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a gas hob with an extractor above, a double oven and grill, complimentary tiling, plumbing for a washing machine and space for a fridge-freezer. There is a rear facing double glazed window, a cupboard housing the gas central heating boiler and French doors which give access to the rear garden.

First Floor Landing

With access to the loft.

Bedroom One

With two front facing double glazed windows, wooden panelling, a central heating radiator and a storage cupboard.

Bedroom Two

With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush W.C, a wash hand basin and a panelled bath with mixer tap and shower over. There is a rear facing obscure double glazed window, partial tiling to the walls and a central heating radiator.

Outside

To the front of the property there is a lawned garden with a driveway to the side which provides spacious off road parking. To the rear the garden is mainly laid to lawn with a patio area and is enclosed with shrubs

and plants to the borders.



view this property online williamhbrown.co.uk/Property/DCR126558



welcome to

Brayford Road, Balby Doncaster

- GUIDE PRICE £170,000-£180,000
- TWO BEDROOM SEMI-DETACHED
- DINING KITCHEN
- ATTRACTIVE LOUNGE
- TWO BEDROOMS AND BATHROOM TO FIRST FLOOR

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£170,000-£180,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/DCR126558



Property Ref:
DCR126558 - 0002

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.



william h brown



01302 327121



doncaster@williambrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williambrown.co.uk