



Aldcliffe Crescent, Balby Doncaster

welcome to

Aldcliffe Crescent, Balby Doncaster

This well presented two bedroom semi-detached home is offered to the market with no onward chain and benefits from a useful conservatory, a modernised kitchen and a driveway providing off-road parking. Ideally situated close to a range of local amenities and excellent transport links!



Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has an electric hob with extractor above, an eye level electric oven and grill, plumbing for a washing machine, space for a fridge-freezer and an integrated dishwasher. There is a cupboard housing the combi boiler, splashback tiling, coving to the ceiling, a front facing double glazed window, a central heating radiator and a side facing composite access door.

Lounge

With rear facing double glazed French doors with double glazed side panels to the conservatory, a central heating radiator, dado rail, coving to the ceiling and stairs which rise to the first floor landing.

Conservatory

With rear and side facing double glazed windows and rear facing double glazed French doors leading out to the garden.

First Floor Landing

With a side facing double glazed window and access to the loft via the hatch.

Bedroom One

With a central heating radiator, coving to the ceiling and a rear facing double glazed window.

Bedroom Two

With a front facing double glazed window, a useful storage cupboard, coving to the ceiling and a central heating radiator.

Family Bathroom

Fitted with a low flush W.C, a wash hand basin and a bath tub with shower attachment over. There is a front facing obscure double glazed window, a central heating radiator, coving to the ceiling and partial tiling.

Outside

To the front of the property there is an open plan lawn with various shrubs and plants whilst to the side of the property there is a paved driveway providing off road parking. To the rear of the property there is an enclosed lawned garden with paved patio and a garden shed.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Aldcliffe Crescent, Balby Doncaster

- TWO BEDROOM SEMI-DETACHED FAMILY HOME
- NO ONWARD CHAIN
- WELL MAINTAINED THROUGHOUT
- CONSERVATORY EXTENSION TO THE REAR
- DRIVEWAY

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR127053 - 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.

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