



Windmill Balk Lane, Woodlands Doncaster



welcome to

Windmill Balk Lane, Woodlands Doncaster

GUIDE PRICE £230,000-£240,000 This beautifully presented and recently renovated three bedroom detached home is offered in move-in ready condition. Ideally situated close to a wide range of local amenities and excellent transport links. Ideal for a growing or extended family!



Entrance Porch

With a front facing double glazed UPVC door and access to the lounge.

Lounge

Recently modernised with a front facing double glazed bay window, two central heating radiators, stairs which rise to the first floor landing and access to the kitchen.

Kitchen

Fitted with a range of high gloss wall and base units with coordinating worktops which incorporates the stainless steel sink and drainer with mixer tap, There is an electric hob with extractor above, an electric oven an grill, an integrated dishwasher and space for a fridge freezer. There is a cupboard housing the combi boiler, a central heating radiator, tiled flooring, two rear facing double glazed windows and access to the utility room.

Utility Room

Accessed from the kitchen with plumbing for a washing machine, space for a dryer and a door to the rear garden.

W.C

Fitted with a low flush W.C, a wash hand basin, a heated towel rail and a side facing obscured double glazed window.

First Floor Landing

With a central heating radiator, access to the loft via the hatch and a useful storage cupboard.

Bedroom One

With two front facing double glazed windows and a central heating radiator.

Bedroom Two

With a walk-in wardrobe, a rear facing double glazed window and a central heating radiator.

Bedroom Three

With a central heating radiator and a front facing

double glazed window.

Family Bathroom

Fitted with a low W.C, a wash hand basin, a shower cubical with shower and a panelled bath with mixer tap. There is tiling to the walls and floor, a heated towel rail and a rear facing obscured double glazed window.

Outside

To the front of the property, there is an enclosed garden with lawned areas and a driveway, which in turn leads to the integral garage.

To the rear, the garden is mainly laid to lawn and features a generous decking area, ideal for hosting and entertaining. The garden is fully enclosed with perimeter fencing providing privacy and security.

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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Windmill Balk Lane, Woodlands Doncaster

- GUIDE PRICE £230,000-£240,000
- THREE BEDROOM DETACHED
- INTEGRAL GARAGE AND DRIVEWAY
- RECENTLY RENOVATED THROUGHOUT
- DESIRABLE SOUGHT AFTER AREA

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126783 - 0004

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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