



Woodfield Way

Balby, Doncaster, DN4 8FE

£1,250 Per month



This well presented four bedroom terraced home in Balby, Doncaster, is offered to the residential rental market and is arranged over three floors, the property opens with a living room leading through to a modern fitted kitchen and a downstairs WC. The first floor provides two double bedrooms together with a family bathroom, while the second floor features a master suite complete with private en-suite facilities, accompanied by a fourth double bedroom.

Situated close to a wide range of amenities including shops, supermarkets, restaurants, pubs and reputable schools, the property also enjoys excellent transport links, with Doncaster Railway Station, local bus services and quick access to both the M18 and A1(M) within easy reach. Council tax is banded at C.



Description

BEAT THE RUSH - MORE PHOTOS COMING SOON -

This well presented four bedroom terraced home in Balby, Doncaster, is offered to the residential rental market and is arranged over three floors, the property opens with a living room leading through to a modern fitted kitchen and a downstairs WC. The first floor provides two double bedrooms together with a family bathroom, while the second floor features a master suite complete with private en-suite facilities, accompanied by a fourth double bedroom.

Situated close to a wide range of amenities including shops, supermarkets, restaurants, pubs and reputable schools, the property also enjoys excellent transport links, with Doncaster Railway Station, local bus services and quick access to both the M18 and A1(M) within easy reach. Council tax is banded at C.

Hallway

Additional Information

The home benefits from high performance glazing, gas central heating and low-energy lighting throughout. Outside, there is off-road parking via a private driveway and separate garage, while the rear garden offers a low-maintenance space with artificial lawn and paved seating areas. The construction reflects strong thermal performance, with average heat transmittance values of 0.11 W/m²K for the floor, 0.15 W/m²K for the roof and 0.26 W/m²K for the walls. Mobile signal quality is excellent, with robust 4G voice and data coverage.

Living Room 15'1" x 11'3" (4.62m x 3.45m)

Kitchen 17'1" x 8'5" (5.23m x 2.59m)

Ground Floor Cloak Room 6'2" x 4'10" (1.89m x 1.48m)

Master Bedroom 15'0" x 10'4" (4.59m x 3.16m)

En Suite 5'6" x 4'9" (1.68m x 1.46m)

Bedroom Two 11'5" x 10'1" (3.48m x 3.09m)

Bedroom Three 14'11" x 10'0" (4.55m x 3.06m)

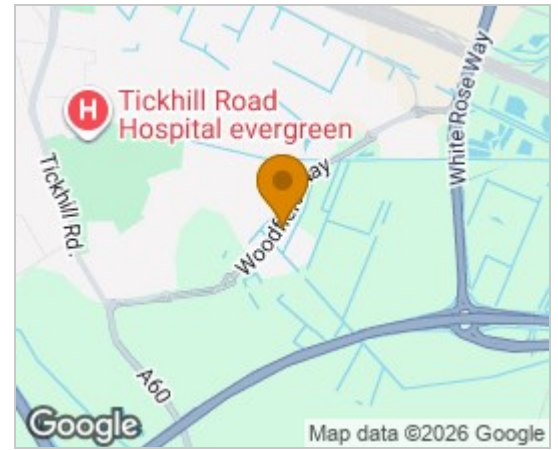
Bedroom 4 14'10" x 9'6" (4.53m x 2.90m)

Bathroom 8'1" x 7'1" (2.47m x 2.18m)

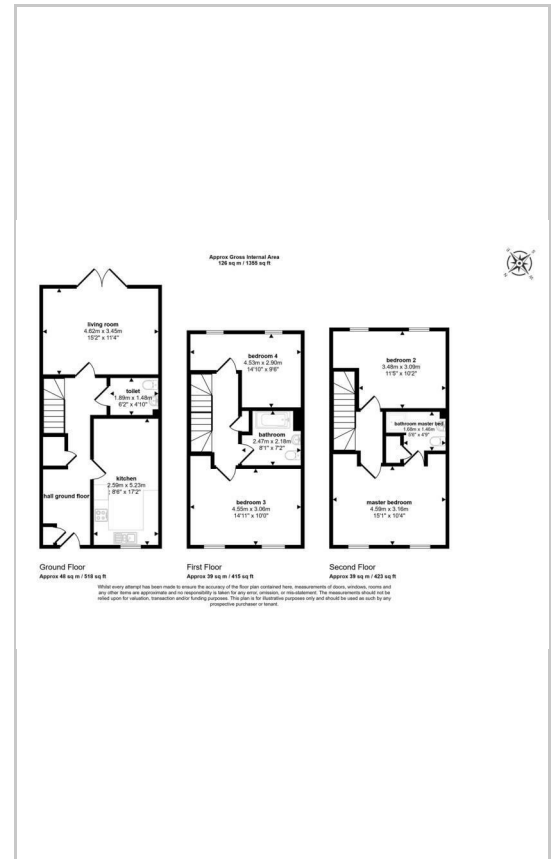
Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

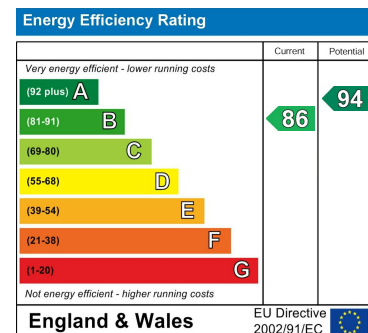
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

14-16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk