



## 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

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## 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/m<sup>2</sup>K for the floor, 0.15 W/m<sup>2</sup>K for the roof and 0.26 W/m<sup>2</sup>K 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)**

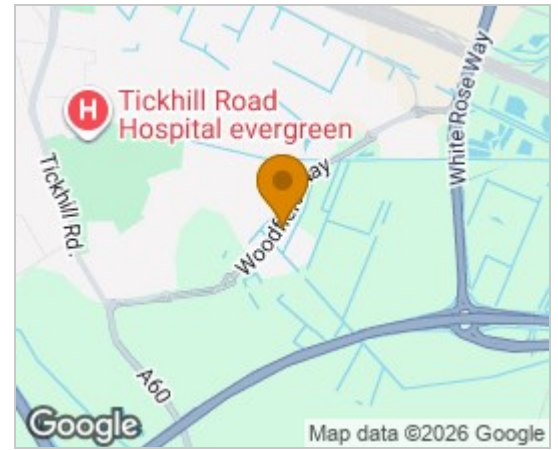
**Bedroom 4 14'10" x 9'6" (4.53m x 2.90m)**

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

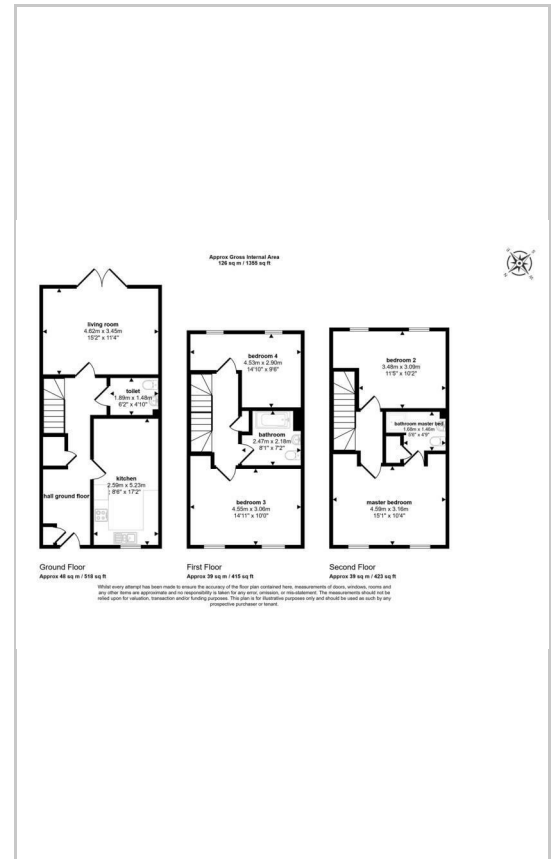
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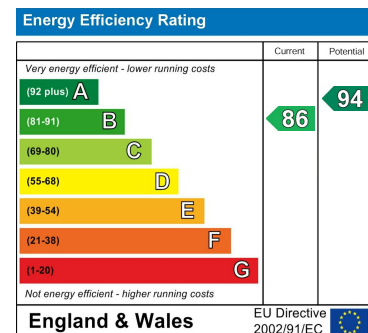
## Area Map



## Floor Plans



## Energy Efficiency Graph



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