

# Park Row



**Windmill Balk Lane, Woodlands, Doncaster, DN6 7SB**

**Offers Over £150,000**



**\*\* EXTENDED SEMI-DETACHED PROPERTY \*\* TENANT IN SITU \*\*** Situated in Woodlands, with excellent access to local amenities, schools and commuter links, this property briefly comprises: Hallway, Lounge Diner and Kitchen. To the First Floor are three bedrooms and Bathroom. Externally, the property has front and rear gardens, a driveway for multiple vehicles and detached garage. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION AND STYLE OF THIS HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**

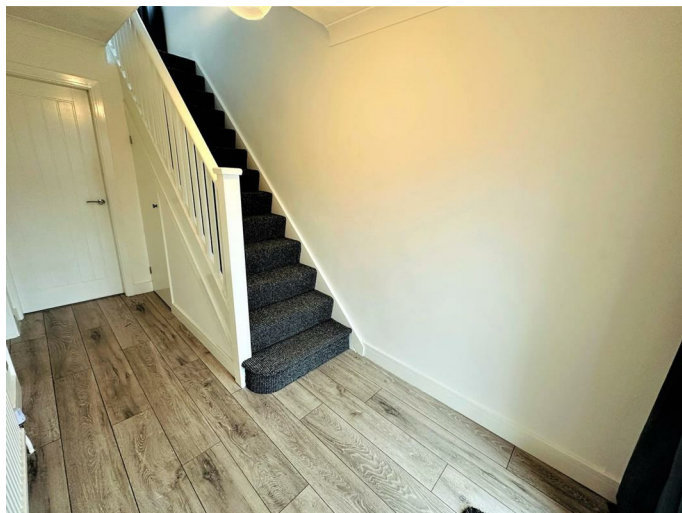


### Ground Floor Accommodation - Entrance

UPVC door with top section having double glazed frosted panel to the front elevation leading through into:

### Hallway

13'11" x 6'2" max (4.26m x 1.89m max )



Full-length uPVC double glazed frosted panel to the side of the entrance door. Stairs leading to First Floor Accommodation with balustrade and spindles. Under stairs storage cupboard, wood effect laminate flooring and doors leading off.



### Lounge Diner

18'3" x 11'10" (5.57m x 3.63m)



UPVC double glazed bow window and double glazed window to the front and rear elevations. Central heating radiators and television point.





### Kitchen

17'9" x 8'4" (5.43m x 2.55m )



Range of duck egg green, wood grain base and wall units, with bevelled edge single glazed display units. Belfast style sink set into solid wood block work surface with inset chrome mixer tap. Integrated appliances include: double electric oven and four ring brushed chrome electric hob with extractor fan over benefitting from downlighting. UPVC double glazed windows to the rear and side elevations. Further uPVC door with top section having double glazed frosted panel leading to the rear. Cupboard housing 'Worcester Bosch' central heating boiler. Plumbing for dishwasher and washing machine. Central heating radiator and wood effect flooring.



### First Floor Accommodation - Landing

Further balustrade and spindles, loft access and storage cupboard. UPVC double glazed window to the side elevation and doors leading off.

### Bedroom One

13'4" x 12'0" (4.07m x 3.67m)



UPVC double glazed window to the front elevation, central heating radiator and television point.



### Bedroom Three

9'4" x 6'2" (2.85m x 1.90m)

UPVC double glazed window to the front elevation and central heating radiator.

### Bathroom

8'1" x 5'6" (2.47m x 1.69m)



### Bedroom Two

11'2" x 10'0" (3.41m x 3.05m)

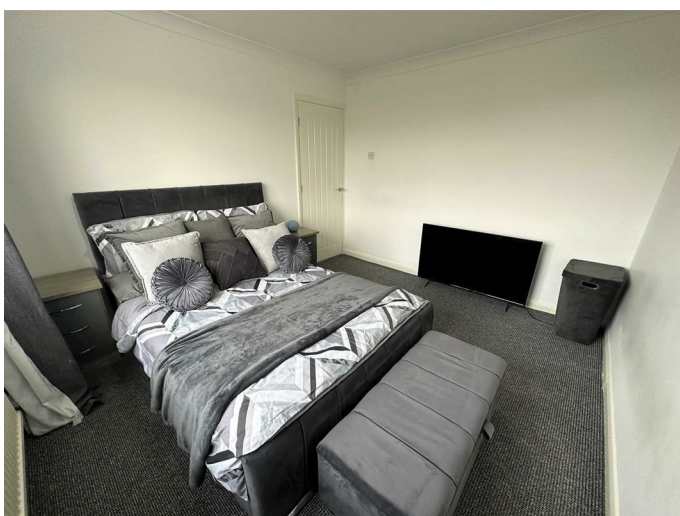


White panel bath with chrome taps over, with further white and chrome 'Triton' electric shower over, white trimmed sliding shower screen. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome taps over. UPVC double glazed frosted window to the rear elevation. Heated towel rail and extractor fan. The room is tiled on all walls to ceiling height and has tiled effect flooring.

### Exterior - Front



UPVC double glazed window to the rear elevation and central heating radiator.



Storm porch stepping down to 'crazy paved' pathway leading to the side of the property to a flagged driveway. The front is predominantly laid to lawn with herbaceously planted borders. Boundaries defined by brick wall, timber fence, concrete posts and gravel boards.

## Side

Detached garage with 'up and over' door. Timber pedestrian access gate giving access to the rear of the property.

## Rear



'Crazy paved' patio area on two tiers with outside electrical point. The garden is predominantly laid to lawn with sleeper borders and decorative pebbled edging. Boundaries are defined by timber fence and timber posts.

## Directions

From Great North Road A638, at the traffic lights cross roads head North onto Windmill Balk Lane, where the property can be clearly identified by our Park Row Properties 'For Sale' Board'.

## Tenure: Freehold

## Council Tax: City of Doncaster Council

Tax Band: B

## COUNCIL TAX BANDING AND TENURE

Please note: The Council Tax Banding and Tenure for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## HEATING & APPLIANCES.

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with

this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

## 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.

## OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.





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