



Melford Drive, Balby Doncaster

welcome to

Melford Drive, Balby Doncaster

Perfect for first time buyers is this beautifully presented three bedroom semi-detached family home with off road parking for two cars and easy access to a host of local amenities and excellent transport links.



Entrance Hall

With a front facing sealed unit door, an electric radiator and coving to the ceiling.

Lounge Dining Room

Lounge

With a front facing double glazed window, coving to the ceiling and feature panelling. The lounge is open to the dining area.

Dining Area

With a rear facing double glazed window, coving to the ceiling and access to the kitchen.

Kitchen

Fitted with wall and base units with work surfaces housing the sink with mixer tap. The kitchen has an electric hob with extractor above, an electric oven, space for a fridge-freezer and plumbing for a washing machine. There is splashback tiling, coving to the ceiling, a rear facing double glazed window and a side facing sealed unit door.

First Floor Landing

With a side facing double glazed window,

Bedroom One

With a front facing double glazed window,

Bedroom Two

With a rear facing double glazed window.

Bedroom Three

With a front facing double glazed window.

Bathroom

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a P-shaped bath with mixer tap, shower attachment and screen. There is tiling to the walls and floor and a rear facing obscure double glazed window.

Outside

To the front of the property there is a driveway providing off road parking whilst to the side there is a sheltered patio with artificial lawn which leads to the enclosed low maintenance garden with artificial lawn, paved patio and 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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Melford Drive, Balby Doncaster

- OPEN PLAN LOUNGE DINING ROOM
- STYLISH MODERN KITCHEN
- FABULOUS BATHROOM SUITE
- OFF ROAD PARKING FOR TWO CARS
- GARDENS TO THE FRONT AND SIDE

Tenure: Freehold EPC Rating: F
Council Tax Band: A

£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR127147 - 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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