sales
lettings
and service

horton knights
of doncaster

23 Crofters Court, Woodfield Plantation, Balby,, Doncaster, DN4 8TQ



CONTEMPORARY LAYOUT OVER 3 FLOORS / LARGE DINING KITCHEN / CONSERVATORY /FIRST FLOOR LOUNGE / 3 GOOD SIZED BEDROOMS / 3 BATHROOMS / LOVELY PRIVATE REAR GARDEN / 2 x PARKING & GARAGE VIEWING ESSENTIAL //

A three storey contemporary styled town house. It has a gas central heating system, uPVC double glazing and comprises: A spacious entrance hall, cloaks/wc and a large family kitchen, conservatory, to the first floor is a large square lounge, bedroom two with ensuite shower room off, on the upper floor there are is two further bedrooms, the main bedroom having an en-suite shower room, plus a further house bathroom. Outside there is 2 car parking spaces and an integral garage, attractive more private rear garden . Popular development with access to good local shops, 24hr Tesco, the A1 and motorway networks.

Asking Price £210,000

39 Printing Office Street, Doncaster, DN1 1TP
Tel: 01302 760322 Fax: 01302 760344

ACCOMMODATION

PORCH

ENTRANCE HALL

GROUND FLOOR WC

DINING KITCHEN

FIRST FLOOR LANDING

LOUNGE

BEDROOM 2

EN-SUITE SHOWER ROOM

SECOND FLOOR LANDING

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 3

HOUSE BATHROOM

OUTSIDE

INTEGRAL GARAGE

REAR GARDEN

AGENTS NOTES:
TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units as per built.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

AML COMPLIANCE - The appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third-party costs, however from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice,

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



