



1 Whitney Close, Balby, Doncaster, DN4 9HB

Offers in Region of £129,500

Occupying a pleasant cul de sac location this bay windowed, three bedroomed semi detached house offers well proportioned accommodation within a popular location.

Conveniently situated within easy access of local shops, schools and providing good transport links into Doncaster town centre and the surrounding areas.

Gas central heating and uPVC double glazed windows are installed.

Scope for some further modernisation if required.

Generously proportioned gardens with driveway leading to car port and beyond to the detached garage.

An internal inspection is highly recommended.



GROUND FLOOR

Entrance Porch with uPVC entrance door with opaque glass.

Entrance Hall with timber and glazed entrance door with opaque glass, radiator, built in cloaks cupboard, under stair storage cupboard.

Communicating Lounge 11' 4" x 11' 6" (3.46m x 3.51m) (measurements excluding the bay) with a front facing bay window, rustic brick surround feature fireplace with coal effect fitted gas fire, radiator, cornice ceiling mouldings, archway into.



Dining Room 11' 6" x 11' 2" (3.51m x 3.41m) with radiator, aluminium sealed unit double glazed sliding patio door leads into the rear garden.



Kitchen 8' 0" x 8' 6" (2.44m x 2.6m) with base cupboard and drawer units with roll edge worktops, with an inset 1.5 bowl stainless steel sink unit, plumbing and recess for automatic washing machine and incorporating split level cooker equipment comprising a four ring gas hob unit with extractor canopy over, built in oven, matching wall mounted cupboard units - one housing the concealed wall mounted gas central heating boiler, tiled walls, tiled floor covering, uPVC side entrance door with opaque glass.



FIRST FLOOR

Landing with built in cupboard, cornice ceiling mouldings, access to loft.

Front Bedroom 1 11' 6" x 11' 6" (3.51m x 3.51m) (measurements excluding the bay) with front facing bay window with radiator below, cornice ceiling mouldings.



Rear Bedroom 2 11' 6" x 12' 6" max. (3.51m x 3.81m max) with built in cupboard with hanging space and built in airing cupboard, radiator.



Rear Bedroom 3 7' 5" x 8' 6" (2.27m x 2.6m) with

radiator.

Bathroom 6' 3" x 6' 7" (1.91m x 2.01m) with panelled bath, pedestal wash basin, low level wc, radiator, tiled walls, extractor fan to wall, uPVC double glazed window with opaque glass.



OUTSIDE

Gardens

The property occupies generously proportioned gardens with a wider than average front garden, partly laid to lawn and partly laid to paving stones with an adjacent concrete driveway leading to the car port and beyond to the rear concrete sectional garage. The larger fence enclosed garden to the rear is predominantly laid to lawn containing a variety of ornamental shrubs and trees, large stone paved patio. Attached brick store. Timber garden shed. Green house. External cold water tap.



Garage with up and over door.



OFFER PROCEDURE: To avoid incurring unnecessary costs, before you contact a lender or solicitor you should make your offer to Johnsons estate agents without delay.

IMPORTANT NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you as a purchaser please contact the office and we will be pleased to check the information for you. Nothing in these particulars may be taken as offering any warranty to the suitability, adequacy or serviceability of any central heating installation, fixture or fitting, plumbing or wiring installation, remedial work or treatment work. Please bear in mind that measurements have been taken using an electronic measurement and should not be relied upon as they are for guidance only. Compliance with building regulations cannot be guaranteed.

FREE VALUATIONS: We will be pleased to provide you with a free market appraisal on your own property if you are thinking of selling.

FIXTURES & FITTINGS: Only those fixtures and fittings specifically mentioned in print within these particulars are included in the sale. Any fittings, furniture or chattels which happen to be included in any photographs are not included in the sale unless specifically referred to in print.

MORTGAGE: With so many lenders and mortgages to choose from we recommend you take impartial advice. Our staff can easily put you in touch with a trusted and friendly expert who can offer you advice without any obligation.

VIEWING: By arrangement with Johnsons estate agents.

COUNCIL TAX BAND: For details of the Council Tax Banding please search for "council tax bands" in your internet browser.

SELLING YOUR HOME? For details of our selling service and competitive selling fees please see our website. Search for "Johnsons Estate Agents Doncaster" in your internet browser.

REFERRAL FEES: Conveyancing: Johnsons estate agents may offer to refer you to one of several local solicitors for a conveyancing fee quotation, but, unlike many other estate agents, we do not receive a referral fee from them in return. You remain free to engage a solicitor of your own choice. Financial/mortgage advice: We may offer to refer you to Nick Hewison of Callinan Financial, with whom we have been associated for over twenty years and who will pay us one hundred pounds if you conclude business through him. You remain free to take advice elsewhere if you prefer.

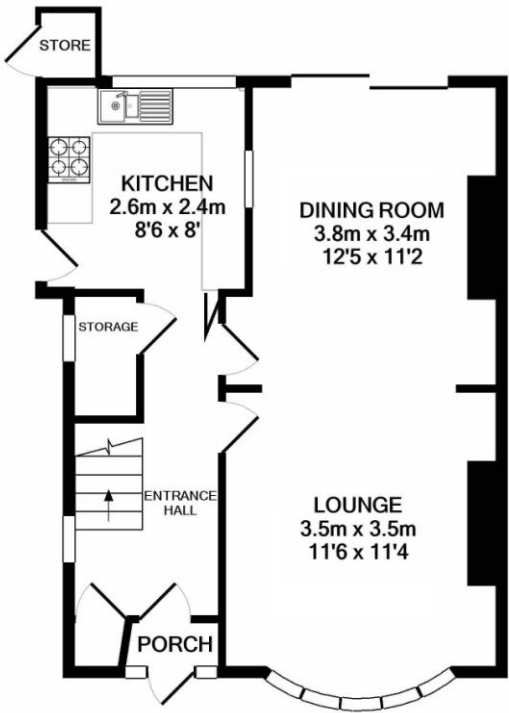
DIRECTIONS: The property can be approached by travelling from Doncaster into Balby along Balby Road which in turn leads into High Road and then Warmsworth Road. Turn left into Grenville Road, turn right into Cedar Road, turn left into Croft Road and turn left into Whitney Close. The property will be found on the left hand side identified by a For Sale board.

ENERGY PERFORMANCE

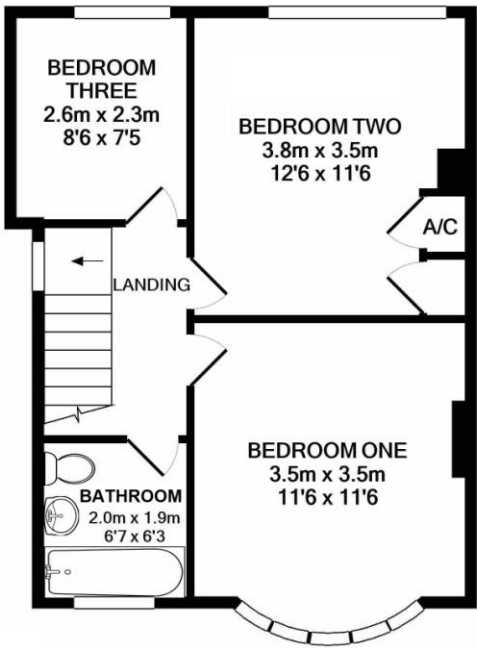
Energy Efficiency Rating: Current C 69: Potential B 82

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A full copy of the EPC is available upon request.
RA 23131 NH SC 15/10/20



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 86.1 SQ.M. (927 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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