



**Carr View Avenue**  
Balby, Doncaster, DN4 8AX

**Rental £825 Monthly**  
**2 Bedroom House**  
**Available 03 March 2026**

Welcome Homes, 1 Winchester House, Winchester Way, Scawsby, Doncaster, DN5 8LL  
Email: [enquiries@welcomehomesproperty.co.uk](mailto:enquiries@welcomehomesproperty.co.uk) | Tel: 01302391302

Opening Times: Mon 09.30 - 17.00 | Tue 09.30 - 17.00 | Wed 09.30 - 17.00 | Thurs 09.30 - 17.00 | Fri 09.30 - 17.00 | SatClosed | Sun Closed

- \* Unfurnished
- \* Available Immediately
- \* Close to Town Centre
- \* Close to local amenities

- \* Newly Refurbished
- \* Brand new kitchen and bathroom!
- \* Beautifully Presented
- \* EPC Rating C

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## Situation

This beautifully presented two bedroom terraced home has recently undergone renovation and offers smart, modern living throughout.

To the ground floor, the property benefits from a bright front living room with bay window, creating a light and welcoming space. There is a separate dining room providing additional living space, perfect for dining or working from home.

The kitchen has been newly fitted with contemporary wall and base units, contrasting worktops and stylish marble-effect splashbacks. Integrated oven, hob and extractor are included, and the space has been finished with modern herringbone style flooring, giving it a high-end feel.

To the first floor are two bedrooms. The main bedroom is a generous double room, while the second bedroom is ideal as a single room, nursery or home office.

The shower room has also been fully updated and features a modern suite with enclosed shower, wash basin and WC, finished with sleek wall panelling for easy maintenance.

Externally, the property benefits from an enclosed rear yard. Located in Balby, the property is within easy reach of local shops, schools and transport links, with Doncaster city centre just a short drive away.

Early viewing is highly recommended.

## Directions

## Further Information

The deposit required is £950

## Accommodation

All measurements are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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