



**Grove Avenue, Off York Road Doncaster**

**welcome to**

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This well-presented two double bedroom mid-terrace home is perfect for first-time buyers or growing families. Ideally situated with convenient access to York Road Retail Park, the property offers spacious and versatile living accommodation.



### **Entrance Hall**

With a front facing exterior door, stairs which rise to the first floor landing and access through to the lounge.

### **Lounge**

With a front facing double glazed bay window, a central heating radiator, laminate flooring and a feature fireplace.

### **Dining Kitchen**

Fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer. There is a complimentary splashback, a four ring gas hob with an electric oven and grill, space for a fridge freezer, plumbing for a dishwasher and tiling to the floor. There is a window to the utility room, a further rear facing double glazed window to the garden, space for a dining table and chairs, a central heating radiator and a door to the storage pantry.

### **Utility / Porch**

With side and rear facing UPVC surround, there is a door which provides access to the rear garden and plumbing for a washing machine.

### **First Floor Landing**

With a loft hatch.

### **Bedroom One**

With a front facing double glazed bay window, fitted wardrobes and a central heating radiator.

### **Bedroom Two**

With a rear facing double glazed window and a central heating radiator.

### **Family Bathroom**

Fitted with a low flush W.C, a wash hand basin and a bath with screen and shower above. There is a rear facing obscured double glazed window, an extractor fan, wall to floor tiling and a central heating radiator.

### **Outside**

To the front of the property is an enclosed garden featuring slate for a stylish low maintenance finish. To the rear there is a patio garden for easy upkeep with boundary fencing for privacy and a gate providing access to the rear service lane.

### **Agent's Note**

The sale of this property is subject to grant of probate, please obtain an update from branch for potential timeframes involved.



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## Grove Avenue, Off York Road Doncaster

- TWO DOUBLE BEDROOM MID-TERRACE HOME
- IDEAL FOR A FIRST TIME BUYER OR INVESTOR
- SITUATED CLOSE TO A RANGE OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- SPACIOUS DINING KITCHEN
- LOUNGE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

# £120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126629 - 0002

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