



# 1 Hyland Crescent

Doncaster, DN4 9JS

## Offers In The Region Of £170,000

Nestled in the charming area of Hyland Crescent, Doncaster, this delightful house presents an excellent opportunity for both families and investors alike. Currently boasting two well-proportioned bedrooms, the property offers the flexibility to be reconfigured back into three bedrooms, catering to your specific needs.

The exterior of the home is equally impressive, featuring a beautiful rear garden that provides a serene outdoor space for relaxation and enjoyment. The large garage adds significant value, offering ample storage or potential for a workshop, while the separate utility room enhances practicality, making household chores a breeze. There is also small pond & a shed.

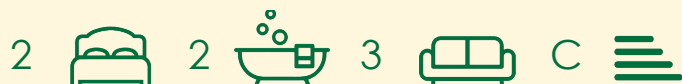
Inside, the property is designed for comfortable living, with a separate dining room that is perfect for entertaining guests or enjoying family meals. The good-sized wooden framed conservatory invites natural light, creating a warm and inviting atmosphere throughout the day.

This property is not just a house; it is a home that offers both comfort and versatility in a desirable location. With its attractive features and potential for reconfiguration, it is a must-see for anyone looking to settle in Doncaster.

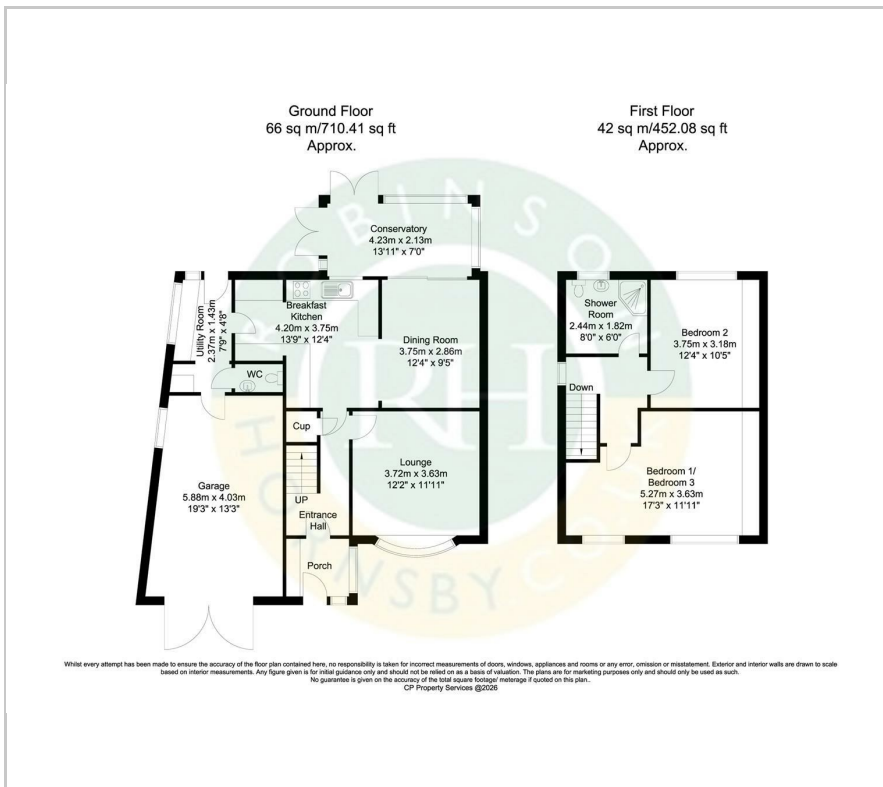
- Perfect First Time Buyer Opportunity
- Two bedrooms currently, but can easily be configured back into Three.
- Spacious Family Bathroom
- Large Garage, great for storage or workshop space
- Hard Wood Conservatory, great additional reception space.
- Quite Cul-de-sac location
- Large driveway, space for several cars
- Separate utility room & downstairs toilet
- Good local Schools within walking distance.
- Call to arrange a viewing.

### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



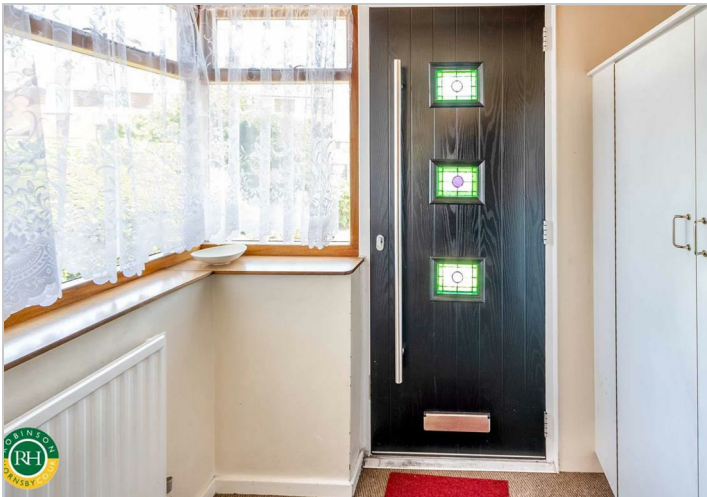
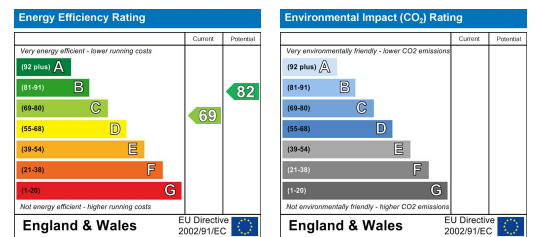
## Floor Plan



## Area Map



## Energy Efficiency Graph



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