



Sutton Road, Askern Doncaster

welcome to

Sutton Road, Askern Doncaster

LEGAL FEES PAID UP TO £1300+VAT, T'S & C'S APPLY. This stylishly presented three bedroom semi-detached family home is situated in this popular location close to a host of local amenities and transport links. The property has a driveway providing off road parking and a garage.



Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Entrance Hall

With a front facing composite door, a central heating radiator and stairs which rise to the first floor.

Lounge

With front and side facing double glazed windows, a central heating radiator and useful understairs storage.

Dining Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob with splashback and cooker hood above, an electric oven, space for a fridge-freezer and plumbing for a washing machine. There is a central heating radiator, a cupboard housing the central heating boiler, a rear facing double glazed window and French doors which lead out to the rear garden. Access to the ground floor WC.

Ground Floor W.C.

Fitted with a low flush WC, a wash hand basin with splashback tiling and a central heating radiator.

First Floor Landing

Bedroom One

With two front facing double glazed windows and a central heating radiator.

Bedroom Two

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

Bedroom Three

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

Bathroom

Fitted with a low flush WC, a wash hand basin with mixer tap and a panelled bath with mixer taps and shower attachment. There is splashback tiling, a central heating radiator and a side facing obscure double glazed window.

Outside

To the front of the property there is an enclosed low maintenance garden with a variety of shrubs and plants. There is a driveway providing off road parking which leads to the garage. To the rear of the property there is an enclosed lawned garden with shrubs and hedging to the borders.

Garage

With an up and over door.

Legal Fee's Paid T's&c's

The property is being sold through our clients Part Exchange Move Scheme

Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction. Should a purchaser wish to instruct their own conveyancers the contribution will not apply.



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Sutton Road, Askern Doncaster

- LEGAL FEES PAID UP TO £1300+VAT, T'S & C'S APPLY.
- SPACIOUS LOUNGE
- MODERN DINING KITCHEN WITH FRENCH DOORS TO GARDEN
- DOWNSTAIRS WC
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£161,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126946 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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