



Charles Street, Wheatley Doncaster

welcome to

Charles Street, Wheatley Doncaster

Attention investors and first time buyers! This two bedroom spacious mid-terraced home situated with close links to the City Centre benefits from a spacious kitchen diner, a useful utility room and available with no onward chain.



Lounge

With a front facing exterior door, a front facing double glazed window, coving to the ceiling, laminate flooring and a central heating radiator.

Inner Lobby

With stairs which rise to the first floor landing.

Kitchen Diner

Fitted with a range of wall and base units with coordinating work surfaces which incorporates the sink and drainer with mixer tap. There is space for a fridge freezer, complimentary splashback tiling, and a four ring gas hob with an electric oven and grill. The room conveniently hosts space for a dining table and chairs, there is a central heating radiator, a rear facing double glazed window and a door to the cellar.

Utility Room

A spacious area with plumbing for a washing machine, a loft hatch, a central heating radiator and a rear facing double glazed window. A door provides access to the rear courtyard.

First Floor Landing

Bedroom One

With a front facing double glazed window, a storage cupboard and a central heating radiator.

Bedroom Two

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

Bathroom

Fitted with a low flush WC, a hand wash basin, a panelled bath with an electric shower over and a rear facing obscure double glazed window.

Outside

To the rear there is a hard landscaped enclosed courtyard with a rear gate giving access to the rear service lane.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Charles Street, Wheatley Doncaster

- ATTENTION INVESTORS
- TWO BEDROOM MID-TERRACED HOME
- SPACIOUS ROOM SIZES
- CLOSE TO A RANGE OF LOCAL AMENITIES, TRANSPORT LINKS AND THE CITY CENTRE
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£95,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125131 - 0006

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.

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