



Axholme Road, Doncaster

welcome to

Axholme Road, Doncaster

CHAIN FREE! Traditional Edwardian style five bedroom semi-detached family home with close links to Doncaster race course, Doncaster Royal Infirmary and the City Centre. The property is ideal for growing and extended families!



Entrance Hall

With a front facing stained glass door, a central heating radiator, tiled flooring, coving to the ceiling, stairs which rise to the first floor landing, a side facing stained glass sash window and a door which gives access to the cellar.

Lounge

With a front facing double glazed bay sash windows, coving to the ceiling, picture rail, a central heating radiator and feature fireplace housing the log burner.

Family Room

With rear facing double glazed windows, a central heating radiator, picture rail, coving to the ceiling, an insert fireplace housing the log burner with wooden mantle above and a rear facing double glazed door which leads out to the rear garden.

Utility / W.C.

Fitted with wall units and work surfaces beneath which is plumbing for a washing machine and space for a dryer. There is a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap, a central heating radiator, partial tiling to the walls and a side facing obscure double glazed window

Dining Kitchen

A fabulous dining kitchen which is fitted with a contemporary range of wall and base units with coordinating work surfaces housing the insert sink and drainer with mixer tap. The kitchen has a four ring gas hob with extractor hood above, an integrated eye level electric double oven, space for an American style fridge--freezer and space for a dishwasher. There is a breakfast bar, complimentary splashback tiling, a central heating radiator, tiled flooring, space for a dining table and chairs, rear and side facing double glazed windows, a side facing obscure double glazed door and side facing French doors which lead out to the rear garden.

Cellar One

A perfect storage space fitted with kitchen units and shelving.

Cellar Two

A further storage space which currently houses an additional fridge and freezer.

First Floor Landing

With a side facing stained glass sash window, a central heating radiator, coving to the ceiling and stairs which rise to the second floor.

Bedroom One

With two front facing double glazed tilt and turn windows, a central heating radiator, coving to the ceiling and a cast iron feature fireplace.

Bedroom Three

With a rear facing double glazed tilt and turn window, coving to the ceiling, a central heating radiator and a cast iron feature fireplace.

Bedroom Four

Currently used as a play room with a side facing double glazed tilt and turn window, a central heating radiator and a cast iron feature fireplace.

Bathroom

Fitted with a low flush WC, a wash hand basin with mixer tap and a freestanding claw foot bath with telephone style mixer tap. There is a traditional style central heating radiator and a side facing obscure double glazed window.

Shower Room

A modern shower room with a wash hand basin fitted into a vanity unit with mixer tap and a walk-in shower. There is a heated towel rail, tiling to the walls and floor, downlights to the ceiling and a front facing stained glass sash window.

Second Floor Landing

With a side facing double glazed window.

Bedroom Two

With a front facing double glazed tilt and turn window, a central heating radiator and a cast iron

feature fireplace.

Bedroom Five / Home Office

A versatile room which is currently used as a sewing/craft room but could also be used as a home office or fifth bedroom with a rear facing double glazed tilt and turn window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin and a bath with telephone style mixer tap and shower attachment. There is a heated towel rail, downlights to the ceiling, an extractor fan and a rear facing velux window.

Outside

To the front of the property there are double wrought iron gates which give access to the block paved driveway providing off road parking with a side access gate. To the rear of the property there is an enclosed landscaped rear garden with lawn, paved patio, sleepers and a variety of shrubs, plants and trees to the borders. There is access to the rear store and garage.

Garage

Situated to the rear of the property with courtesy door to the rear garden.

Notes

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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welcome to

Axholme Road, Doncaster

- SPACIOUS ACCOMMODATION WITH PERIOD FEATURES
- DOWNSTAIRS UTILITY WITH WC
- GATED DRIVEWAY AND REAR GARAGE
- FABULOUS SPACIOUS DINING KITCHEN
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126344 - 0009

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.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk