



Askern Road, Bentley Doncaster

welcome to

Askern Road, Bentley Doncaster

This three bedroom mid-terraced family home is ideal for a first time buyer or growing family, benefiting from two reception rooms, a generous kitchen and a low maintenance block paved rear garden. Close to a host of local amenities and transport links.



Entrance

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

Lounge

With a front facing double glazed bay window, a gas feature fireplace, a central heating radiator and an open archway into the dining room.

Dining Room

With a rear facing double glazed window, a central heating radiator and access to the kitchen.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a double oven and grill, a gas hob with cooker hood above, plumbing for a washing machine, space for a fridge and freezer and a cupboard housing the gas central heating boiler. There are rear and side facing double glazed windows, a side facing door to the rear garden and a central heating radiator.

First Floor Landing

With a loft hatch and coving to the ceiling.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Shower Room

Fitted with a low flush W.C, a wash hand basin on a vanity unit and a shower cubicle with shower. There are downlights to the ceiling, an obscure double glazed window, wall to floor tiling and a heated towel rail.

Outside

To the front of the property there is a courtyard style garden whilst to the rear there is an enclosed hard landscaped garden with a gate to the rear service lane.

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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welcome to

Askern Road, Bentley Doncaster

- THREE BEDROOM MID-TERRACED
- IDEAL FOR A FIRST TIME BUYER, GROWING FAMILY OR INVESTOR
- POPULAR LOCATION
- ENCLOSED GARDEN TO REAR
- SPACIOUS ACCOMMODATION THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126792 - 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.

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