



Chapel Close, Finningley Doncaster

welcome to

Chapel Close, Finningley Doncaster

GUIDE PRICE £210,000-£220,000. This three bedroom semi-detached family home is bound to impress, with a bay fronted lounge, a dining area and a sun room. Ideally situated close to a host of local amenities and excellent transport links. Perfect for a growing or extended family!



Entrance Hall

With a front facing exterior door, a fitted storage cupboard and a further door which gives access into the lounge.

Lounge

With a front facing double glazed bay window, stairs which rise to the first floor landing, a central heating radiator and a gas feature fireplace as the focal point of the room.

Dining Kitchen

Fitted with a range of wall and base units with coordinating worktops which incorporates the sink and drainer. There is a electric hob with extractor above, a double eye level oven and grill and space for a fridge and freezer. There is a rear facing double glazed window which outlooks onto the sun room, a breakfast bar area, coving to the ceiling and a central heating radiator.

Sun Room

With rear and side facing double glazed windows, side facing French doors to the rear garden and a central heating radiator.

Utility Room

With useful under counter storage housing plumbing for a washing machine. There is a central heating radiator, a rear facing double glazed window and access to the ground floor W.C.

Ground Floor W.C.

Fitted with a low flush W.C.

First Floor Landing

With a side facing double glazed window, coving to the ceiling and a loft hatch.

Bedroom One

With a front facing double glazed window, fitted wardrobes, coving to the ceiling and a central heating radiator.

Bedroom Two

With a rear facing double glazed window, a central heating radiator and a built-in storage cupboard.

Bedroom Three

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

Family Shower Room

Fitted with a low flush W.C, a wash hand basin and a shower cubicle with shower. There is tiling to the walls and floor, coving to the ceiling, a central heating radiator and a rear facing obscure double glazed window.

Outside

To the front of the property there is a block paved driveway providing ample off road parking. To the rear the garden is mainly laid to lawn with space for a greenhouse and fencing to the perimeter.

Store

With up and over door, power and lights.

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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Chapel Close, Finningley Doncaster

- GUIDE PRICE £210,000-£220,000
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SITUATED IN THE HEART OF FINNINGLEY VILLAGE
- CLOSE TO A HOST OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- USEFUL STORE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126794 - 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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