



South Street, Hyde Park Doncaster

welcome to

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This well-presented three bedroom semi-detached family home is conveniently situated in this popular location close to a host of local amenities, excellent transport links and schools. The property benefits from spacious living accommodation, a ground floor W.C and a kitchen diner. NO ONWARD CHAIN!



Entrance Hall

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

Downstairs W.C

Fitted with a low flush W.C, a wash hand basin and tiled flooring. There is a side facing obscure double glazed window and a central heating radiator.

Lounge

With a front facing double glazed window, laminate flooring, a central heating radiator and a built-in media feature wall unit.

Kitchen

Fitted with a range of high gloss 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 an extractor above, an electric oven and grill, an integrated microwave, plumbing for a washing machine and an integrated fridge-freezer. There is a rear facing double glazed window, a central heating radiator, tiled flooring, space for dining table and chairs and French doors to the rear garden.

First Floor Landing

With access to the loft via a hatch.

Bedroom One

With two rear facing double glazed windows, a central heating radiator and fitted wardrobes. A door gives access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush W.C, a wash hand basin and a shower cubicle with shower. There is a heated towel rail and tiled flooring.

Bedroom Two

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

Bedroom Three

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

Bathroom

Fitted with a low flush W.C, a wash hand basin with mixer tap and a bath with shower over. There is a side facing obscure double glazed window, a central heating radiator and tiled flooring.

Outside

To the front of the property there is an open plan garden with a pathway to the front entrance, whilst to the side there is an allocated parking space. To the rear the garden is mainly laid to lawn and is enclosed with fencing to the boundary. There is an outdoor tap, a patio area and a garden shed.

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

South Street, Hyde Park Doncaster

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- KITCHEN DINER
- GROUND FLOOR W.C
- EN-SUITE TO PRIMARY BEDROOM
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126817 - 0005

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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