



Elmham Road, Cantley Doncaster

welcome to

Elmham Road, Cantley Doncaster

GUIDE PRICE - £160,000 - £170,000 - This spacious two double bedroom semi-detached family home is situated in this popular location and has a beautiful lawned and mature rear garden, off road parking and a duel aspect lounge. Situated within close reach to a range of shops, schools and amenities.



Entrance Hall

With a side facing exterior door, a front facing double glazed window and stairs which rise to the first floor landing. There is a central heating radiator and access to the lounge.

Lounge

With a front facing double glazed window, a central heating radiator and rear facing French doors which lead onto the rear garden. There is a gas feature fireplace to the focal point of the room and access through to the kitchen.

Kitchen

Fitted with a range of wall and base units with coordinating worksurfaces housing the stainless steel sink and drainer with mixer tap. There is a four ring gas hob, an electric oven and grill, space for a fridge freezer and complimentary splashback tiling. There is a door to the pantry, a rear facing double glazed window, a central heating radiator and access to the utility room.

Side Lobby

With a side facing door to the garden and a side facing double glazed window.

Utility Room

With plumbing for a washing machine, space for a dryer and a rear facing double glazed window.

First Floor Landing

With a side facing obscured double glazed window, a loft hatch and a storage cupboard.

Bedroom One

With two front facing double glazed windows, a useful alcove and a central heating radiator.

Bedroom Two

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

W.C

With a low flush W.C, tiling to the walls and floor and

a side facing obscured double glazed window.

Bathroom

Fitted with a wash hand basin with mixer tap, a panelled bath and a rear facing obscured double glazed window. There is wall to floor tiling and a central heating radiator.

Outside

To the front of the property, there is a gravelled garden enclosed by a wall. A driveway is located to the side, with an archway providing access to the rear.

The rear garden is mainly laid to lawn and is enclosed by perimeter fencing. It also benefits from a patio area.

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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Elmham Road, Cantley Doncaster

- GUIDE PRICE - £160,000 - £170,000
- TWO DOUBLE BEDROOM SEMI-DETACHED HOME
- GENEROUS AND ENCLOSED GARDEN
- REAR ASPECT KITCHEN AND UTILITY ROOM
- DUEL ASPECT LOUNGE

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126823 - 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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