



**12 Hanbury Close , Doncaster , DN4 9AW**  
Offers In Excess Of £170,000 Freehold

  
**MARTIN&CO**



## Hanbury Close , Doncaster

3 Bedrooms, 1 Bathroom

**Offers In Excess Of £170,000**

- Available Chain Free
- Three Bedroom Semi-detached
- Driveway for off Street Parking
- Gardens Front and Rear
- Detached Single Garage
- Close to Great Transport Links
- Close to Good Schools

Located in a small and desirable cul-de-sac in a very popular location. Close to excellent transport links, schools and local amenities. This very well presented, three bedroom semi-detached home briefly comprises of a lounge, dining room and kitchen on the ground floor. There two double bedrooms, a single bedroom and a contemporary family bathroom located on the first floor. Outside the property benefits from gardens to the front and

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rear, a driveway for off street parking and detached single garage.  
Viewing is essential to avoid disappointment

**LIVING ROOM** 13' 3" x 14' 2" (4.04m x 4.32m) A light and airy living room with wood effect laminate flooring and a feature fireplace

**DINING ROOM** 8' 7" x 9' 2" (2.64m x 2.80m) A rear facing dining room opening into the kitchen. Patio doors open into the rear garden

**KITCHEN** 8' 6" x 7' 4" (2.61m x 2.26m) With a range of cream high gloss wall and base units complimented with brown worktops. There is room for a free standing cooker, extractor fan, plumbing for a washing machine and a very useful pantry

**BEDROOM** 10' 11" x 10' 4" (3.34m x 3.17m) A generous front facing double bedroom

**BEDROOM** 11' 1" x 9' 11" (3.39m x 3.04m) A second double bedroom used, currently being used as an office

**BEDROOM** 7' 2" x 7' 3" (2.19m x 2.23m) A generous single bedroom

**BATHROOM** 5' 6" x 6' 11" (1.68m x 2.13m) A contemporary family bathroom with hand basin WC, over bath shower and storage cupboards.

Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier Coadjute who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 inc vat This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to

buy.

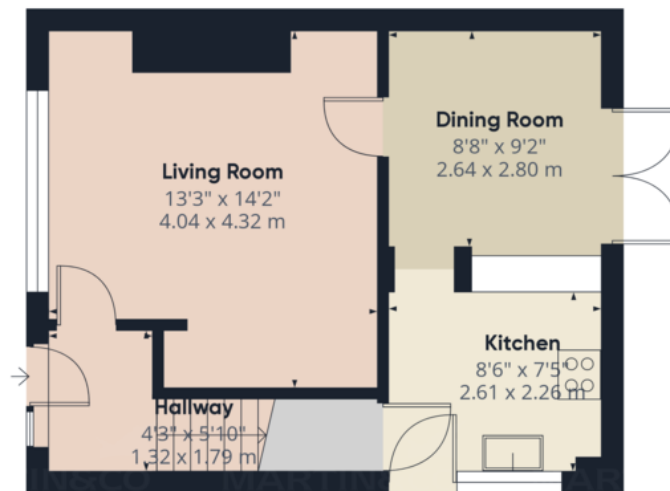




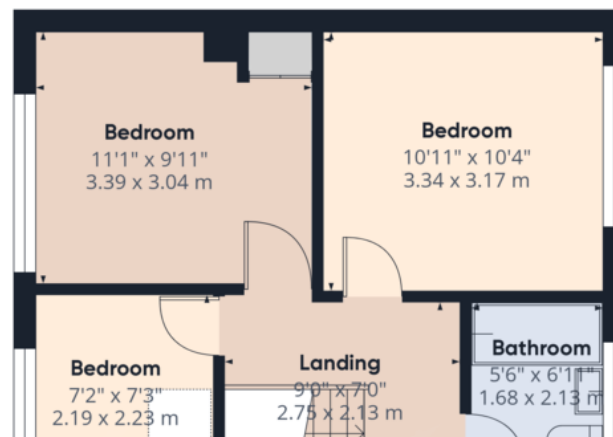








Ground Floor



**Approximate total area<sup>(1)</sup>**  
720.64 ft<sup>2</sup>  
66.95 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.