

Abbott Street, Hexthorpe Doncaster

welcome to

Abbott Street, Hexthorpe Doncaster

GUIDE PRICE £60,000-£70,000. - SOLD WITH A TENANT IN SITU PAYING £500 PCM - This two bedroom mid-terraced home situated in Hexthorpe. The property has been refurbished throughout and is located close to local amenities and transport links.













Entrance Hall

Accessed through a front facing sealed unit door. There is a central heating radiator and laminate flooring.

Lounge

11' 5" x 9' to the recess (3.48m x 2.74m to the recess) With a front facing double glazed window and a central heating radiator.

Dining Room

12' x 12' 3" (3.66m x 3.73m)

With a rear facing double glazed window and a central heating radiator. There is a door which gives access to the cellar.

Kitchen

9' 1" x 6' 5" (2.77m x 1.96m)

With a rear facing double glazed window and a side facing door which gives access to the rear garden. The kitchen is fitted with a range of modern wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. There is a gas hob with extractor hood above, an electric oven and grill, space for a fridge and the wall mounted boiler.

First Floor Landing

There is access through to bedroom one and bedroom two.

Bedroom One

11' 5" x 12' 2" to the recess (3.48m x 3.71m to the recess) A double room with a front facing double glazed window and a central heating radiator.

Bedroom Two

12' 1" x 12' 2" to the recess (3.68m x 3.71m to the recess) A double room with a rear facing double glazed window, a central heating radiator, a useful storage cupboard and access through to the bathroom.

Bathroom

Fitted with a WC, a wash hand basin and a panelled bath with shower over. There is partial tiling to the walls, a central heating radiator and a rear facing obscure double glazed window.

Outside

To the rear of the property is an enclosed garden with pebbled and patio areas. There is a rear gate for additional access.





welcome to

Abbott Street, Hexthorpe Doncaster

- GUIDE PRICE £60,000-£70,000
- SOLD WITH A TENANT IN SITU PAYING £500 PCM
- TWO DOUBLE BEDROOM MID-TERRACED HOME
- GOOD SIZED LOUNGE AND SEPARATE DINING ROOM
- MODERN BATHROOM

Tenure: Freehold EPC Rating: D

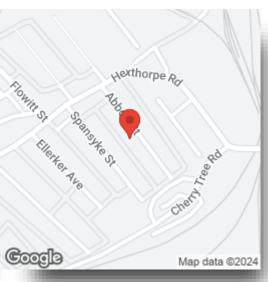
guide price

£60,000-£70,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR121645



Property Ref: DCR121645 - 0004 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.



william h brown

doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER, South Yorkshire, DN1 3NX



williamhbrown.co.uk

01302 327121

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.