

Whitburn Road, Hyde Park DONCASTER



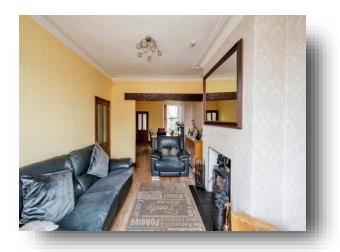
welcome to

Whitburn Road, Hyde Park DONCASTER

Ideal for a first time buyer or investor is this three bedroom mid terraced property which is located close to local amenities and transport links. The property has spacious living accommodation throughout, a good size breakfast kitchen and an ample rear garden.













Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Entrance Porch

Accessed through a front facing exterior door.

Entrance Hall

There is laminate flooring, a central heating radiator and stairs which rise to the first floor landing.

Lounge

14' 10" max x 10' 5" (4.52m max x 3.17m) With a front facing bay double glazed window, a central heating radiator and laminate flooring. There is a multi fuel log burner as the focal point of the room.

Dining Room

13' 6" x 11' 1" (4.11m x 3.38m) With a rear facing double glazed window, a central heating radiator and laminate flooring.

Breakfast Kitchen

17' 3" x 8' 11" (5.26m x 2.72m) Eitted with a range of high gl

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 five ring gas hob with cooker hood above, an electric oven and grill, plumbing for a washing machine and space for a fridgefreezer. There are spotlights to the ceiling, breakfast bar area, two side facing double glazed windows, a rear facing double glazed window and a side facing door which gives access to the rear garden.

Cellar

Ideal for useful storage space.

First Floor Landing

There is a central heating radiator and loft access.

Bedroom One

14' 3" max x 12' 6" (4.34m max x 3.81m) A double room with two front facing double glazed windows and a central heating radiator.

Bedroom Two

13' 7" x 11' 1" (4.14m x 3.38m) With a rear facing double glazed window, a central heating radiator and a feature fireplace as the focal point of the room.

Bedroom Three

9' x 9' 11" ($2.74m\ x\ 3.02m$) With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a WC, a wash hand basin and a panelled bath with shower over. There is a side facing obscure double glazed window.





welcome to

Whitburn Road, Hyde Park DONCASTER

- IDEAL FOR A FIRST TIME BUYER OR INVESTOR
- THREE BEDROOM MID TERRACED PROPERTY
- POPULAR LOCATION
- GOOD SIZE DINING ROOM
- SPACIOUS CELLAR

Tenure: Freehold EPC Rating: D

offers over

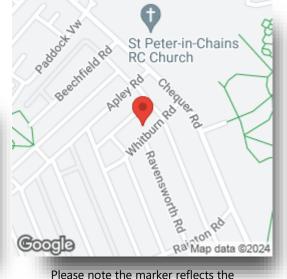
£130,000





view this property online williamhbrown.co.uk/Property/DCR122005





postcode not the actual property

The Property Ombudsman

Property Ref: DCR122005 - 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 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.

william h brown



01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk