



**Park Road, Askern DONCASTER**



**welcome to**

**Park Road, Askern DONCASTER**

GUIDE PRICE £100,000-£110,000. Perfect for a first time buyer or young family is this beautiful and well presented two double bedroom mid terraced property. The property has been modernised throughout to a high standard and is located close to local amenities and transport links.



### **Lounge**

14' 1" x 16' 7" to the recess ( 4.29m x 5.05m to the recess )  
Accessed through a front facing sealed unit door.  
There is a feature fireplace as the focal point of the room, two wall lights, a central heating radiator and stairs which rise to the first floor landing. With a front facing double glazed window and double doors which give access to the kitchen diner.

### **Kitchen Diner**

#### **Dining Area**

9' 4" x 10' ( 2.84m x 3.05m )  
The dining area is open plan to the kitchen with laminate flooring, coving to the ceiling and a central heating radiator.

#### **Kitchen Area**

9' x 5' 4" ( 2.74m x 1.63m )  
Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has an electric hob with extractor hood above and an electric oven. There is a rear facing double glazed window and a door which gives access to the rear lobby.

#### **Rear Lobby**

There is laminate flooring and a rear facing sealed unit door which gives access to the rear garden.

#### **Utility Area**

Fitted with base units with plumbing for a washing machine and space for a tumble dryer. There is space for a fridgefreezer.

#### **First Floor Landing**

There is loft access.

### **Bedroom One**

11' 11" x 16' 10" ( 3.63m x 5.13m )  
With a front facing double glazed window and a central heating radiator.

### **Bedroom Two**

11' 8" x 8' 11" to the recess ( 3.56m x 2.72m to the recess )  
With a rear facing double glazed window and a central heating radiator.

### **Bathroom**

Fitted with a WC, a wash hand basin, a free standing bath and a double shower cubicle with shower. There is tiling to the walls and floor, a central heating radiator, downlights to the ceiling and a rear facing obscure double glazed window.



***view this property online*** [williamhbrown.co.uk/Property/DCR122527](http://williamhbrown.co.uk/Property/DCR122527)



**welcome to**

## **Park Road, Askern DONCASTER**

- GUIDE PRICE £100,000-£110,000
- HIGH SPECIFICATION
- TWO DOUBLE BEDROOM MID TERRACED PROPERTY
- GOOD SIZE LOUNGE
- KITCHEN DINER

Tenure: Freehold EPC Rating: Awaited

guide price

**£100,000-£110,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DCR122527](https://www.williamhbrown.co.uk/Property/DCR122527)



Property Ref:  
DCR122527 - 0002

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](mailto:doncaster@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**