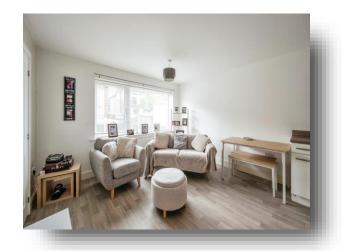


**Farrier Close, Town Doncaster** 

## welcome to

# **Farrier Close, Town Doncaster**

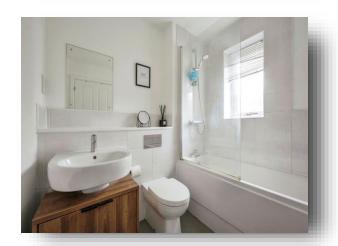
Available with no onward chain is this fantastic high specification one bedroom mid townhouse is located in the popular Gables development and is within walking to distance to the City Centre. The property is ideal for a first time buyer or investor with rental potential of £675 pcm.













#### **Entrance Hall**

With a front facing composite door and a central heating radiator.

#### **Downstairs W.C.**

Fitted with a low flush WC and a wash hand basin on a vanity unit with mixer tap. There is a central heating radiator and an extractor fan.

### **Living Kitchen Diner**

12' 4" x 16' 5" ( 3.76m x 5.00m )

With a front facing double glazed window. Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has plumbing for a washing machine, an integrated fridge-freezer, a four ring gas hob with extractor hood above and an electric oven and grill. There is a central heating radiator, downlights to the ceiling, useful understairs storage, stairs which rise to the first floor landing and area for a dining table and chairs.

### **First Floor Landing**

With a useful storage cupboard and a wall mounted boiler.

#### **Bedroom**

16' 6" x 9' 10" ( 5.03m x 3.00m )

With full length floor to ceiling French doors which opens to the chrome railed Juliet balcony, a central heating radiator, thermostat, loft hatch and access to the en-suite bathroom.

### **En-Suite Bathroom**

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

#### Outside

To the front of the property there is a low maintenance artificial lawned and decked garden with a useful bin storage area. Adjacent to the front there is an allocated parking space via a driveway.





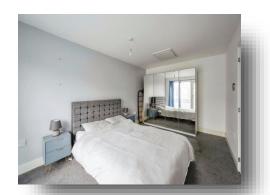
## welcome to

# **Farrier Close, Town Doncaster**

- POPULAR GABLES DEVELOPMENT
- ONE BEDROOM OPEN PLAN MID TOWNHOUSE
- ALLOCATED PARKING SPACE
- ARTIFICIAL LAWNED AND DECKED FRONT GARDEN
- **CUL-DE-SAC LOCATION**

Tenure: Freehold EPC Rating: B

£120,000







**Doncaster Council** St Peter-in-Cha Doncaster Justice Centre North Parafia Doncas Google Map data @2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR122487



Property Ref: DCR122487 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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)

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 quidance 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 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

01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk

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.