




william
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for sale
Doncaster
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williamhbrown.co.uk

Sycamore Grove, Cantley Doncaster


william
h brown

welcome to

Sycamore Grove, Cantley Doncaster

Ideal for first time buyers or investors is this three bedroom mid-terraced property which is located in this popular location of Cantley close to local amenities, schools and transport links. The property has a spacious kitchen diner, front and rear gardens.



Entrance Hall

With a front facing obscure double glazed door and a front facing obscure double glazed window. There is a central heating radiator, stairs which rise to the first floor landing and coving to the ceiling.

Lounge

12' 8" max x 19' 7" (3.86m max x 5.97m)

A dual aspect lounge with front and rear facing double glazed windows and a gas fire.

Kitchen Diner

11' 7" max x 9' 11" max (3.645m max x 3.02m max)

A dual aspect kitchen diner with front and rear facing double glazed windows and a rear facing obscure double glazed door. Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink with mixer tap. The kitchen has a freestanding electric cooker, a built-in pantry, two further built-in storage cupboards, tiled splashback and a central heating radiator.

First Floor Landing

With access to the loft and a built-in storage cupboard.

Bedroom One

12' 11" x 11' 3" (3.94m x 3.43m)

With a front facing double glazed window and a central heating radiator.

Bedroom Two

16' 1" max x 8' 1" max (4.90m max x 2.46m max)

With a rear facing double glazed window, a central heating radiator and a wall mounted boiler.

Bedroom Three

11' 3" x 6' 9" (3.43m x 2.06m)

With a front facing double glazed window, a built-in storage cupboard and a central heating radiator.

Bathroom

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin and a bath with shower over. There is splashback tiling.

Outside

To the front of the property there is an enclosed lawned garden with gate and pathway to the front entrance whilst to the rear of the property there is an enclosed hardstanding garden with lawned area, an outside tap and rear access gate.



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welcome to

Sycamore Grove, Cantley Doncaster

- THREE BEDROOM MID-TERRACED
- SPACIOUS KITCHEN DINER
- DUAL ASPECT LOUNGE
- FRONT AND REAR GARDENS
- POPULAR LOCATION

Tenure: Freehold EPC Rating: C

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122546 - 0003

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.



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