



Jossey Lane, Scawthorpe Doncaster



welcome to

Jossey Lane, Scawthorpe Doncaster

GUIDE PRICE £165,000-£170,000. Situated in this popular location in Scawthorpe is this spacious well-presented three bedroom semi-detached home which is ideal for a first time buyer, investor or growing family. The property has good sized front and rear gardens and is available with no onward chain!



Entrance Hall

With a front facing sealed unit door, a central heating radiator and stairs which rise to the first floor landing.

Lounge

13' 2" x 13' to recess (4.01m x 3.96m to recess)
With rear facing double glazed patio doors giving access to the conservatory and a feature fireplace with tiled back and a hearth.

Dining Kitchen Dining Area

10' 5" x 5' 11" (3.17m x 1.80m)
With tiled flooring and a central heating radiator.

Kitchen Area

13' 3" x 11' plus recess (4.04m x 3.35m plus recess)
With a front facing double glazed window. Fitted with wall and base units with work surfaces housing the 1 1/2 bowl sink and drainer. The kitchen has plumbing for a washing machine, a gas hob, an electric double oven and space for a fridge-freezer. There is complimentary tiling, tiled flooring and a useful storage cupboard. The focal point of the room is the feature fireplace which houses the multi fuel stove and controls the central heating.

First Floor Landing

With a front facing double glazed window and an airing cupboard.

Bedroom One

10' 5" plus recess x 11' 10" incl wardrobes (3.17m plus recess x 3.61m incl wardrobes)
With a rear facing double glazed window, a central heating radiator, fitted wardrobes and cupboards which extend over the bed.

Bedroom Two

10' 6" x 9' 6" (3.20m x 2.90m)
With a rear facing double glazed window, a central heating radiator and cupboard with hanging space.

Bedroom Three

8' 4" x 8' 1" (2.54m x 2.46m)
With a front facing double glazed window, a central heating radiator and bulk head for the stairs.

Bathroom

With two side facing obscure double glazed windows. Fitted with a WC, a wash hand basin and a panelled bath with mixer tap and shower attachment. There is a central heating radiator.

Outside

To the front of the property there is an enclosed lawned garden with a driveway to the side providing ample off road parking.
To the rear of the property there is an enclosed garden with patio area.

Additional Information

The vendor has made us aware that the property is of non-standard construction, contact the branch for further details.



view this property online williamhbrown.co.uk/Property/DCR123119



welcome to

Jossey Lane, Scawthorpe Doncaster

- GUIDE PRICE £165,000-£170,000
- POPULAR LOCATION
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- LOUNGE
- GOOD SIZED DINING KITCHEN

Tenure: Freehold EPC Rating: E

guide price

£165,000-£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR123119



Property Ref:
DCR123119 - 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



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



williamhbrown.co.uk