

**Harrier Court, Auckley Doncaster** 

william h brown

# welcome to

# **Harrier Court, Auckley Doncaster**

Situated in this sought after location is this fabulous four bedroom detached family home which benefits from a spacious lounge, a study/home office, an en-suite master bedroom, off street parking and a garage. Available with no onward chain!













#### **Entrance Hall**

With a double glazed composite door, stairs which rise to the first floor landing, laminate flooring, a central heating radiator and a useful understairs storage cupboard.

## Study

12' 3" x 8' 6" ( 3.73m x 2.59m )

With a front facing double glazed bay window, laminate flooring, coving to the ceiling and a central heating radiator. A versatile room which could be used as a study/home office or play room.

### Lounge

15' 4" x 11' 10" ( 4.67m x 3.61m )

With a rear facing double glazed window, a central heating radiator, coving to the ceiling and laminate flooring.

#### Kitchen

12' 2" max x 9' 10" max ( 3.71m max x 3.00m max ) With a front facing double glazed window. Fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl stainless steel sink with mixer tap. The kitchen has a five ring gas hob, a double electric oven, and under counter space and plumbing for a dishwasher. There is splashback tiling, vinyl flooring and a central heating radiator.

# **Utility Room**

7' 9" x 6' (2.36m x 1.83m)

With a rear facing obscure double glazed composite door. Fitted with base units with coordinating work surfaces housing the stainless steel sink with mixer tap. There is under counter space and plumbing for a washing machine, a wall mounted boiler, space for a fridge-freezer, a central heating radiator and vinyl flooring.

## **Downstairs W.C.**

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin and vinyl flooring.

### **First Floor Landing**

With a rear facing double glazed window, a built-in cupboard housing the tank and access to the loft which is partially boarded.

#### **Bedroom One**

12' x 10' 10" ( 3.66m x 3.30m )

With a rear facing double glazed window, a central heating radiator and access to the en-suite shower room.

#### **En-Suite Shower Room**

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is splashback tiling, a central heating radiator and vinyl flooring.

#### **Bedroom Two**

14' 9" max x 10' (4.50m max x 3.05m) With two front facing double glazed windows and a central heating radiator.

#### **Bedroom Three**

9' 1" x 8' 5" ( 2.77m x 2.57m )

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

#### **Bedroom Four**

8' 6" x 7' 8" ( 2.59m x 2.34m )

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

#### **Bathroom**

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin and a bath with tiled surround. There is a central heating radiator, splashback tiling and an extractor fan.

#### **Outside**

To the front of the property there is a low maintenance slate and pebbled feature garden with a pathway to the front entrance. There is a block paved driveway providing off road parking which inturn leads to the garage. To the rear of the property there is an enclosed lawned garden with patio area and decorative borders.

## Garage

With a roller door, light, power and a pitched roof.





# welcome to

# **Harrier Court, Auckley Doncaster**

- FOUR BEDROOM DETACHED FAMILY HOME
- ATTRACTIVE LOUNGE
- DOWNSTAIRS WC AN UTILITY ROOM
- STUDY
- EN-SUITE SHOWER ROOM

Tenure: Freehold EPC Rating: C

£285,000







Hayfield Ln

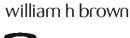
Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR123096



Property Ref: DCR123096 - 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.





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.