



**Headingley Road, Norton Doncaster**



**welcome to**

## **Headingley Road, Norton Doncaster**

GUIDE PRICE £200,000-£210,000. This fabulous extended three bedroom semi-detached home offers a wonderful blend of space, style and functionality and is perfect for first time buyers or young families. Situated in the popular village of Norton with off road parking and a good sized rear garden.



### Agent's Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Connells Group.

### Entrance Hall

With a front facing sealed unit door, LVT flooring and access through to the family room/home office.

### Lounge

14' 6" x 13' 4" to recess including storage ( 4.42m x 4.06m to recess including storage )

An attractive, spacious lounge with a front facing double glazed window, a central heating radiator, dado rail, coving to the ceiling and a storage cupboard to the recess.. The focal point of the room is the feature fireplace. Double doors give access to the dining room.

### Dining Room

10' 5" x 8' 11" ( 3.17m x 2.72m )

With rear facing double glazed patio doors giving access to the rear garden, a central heating radiator, LVT flooring, dado rail and coving to the ceiling. There is open arch through to the kitchen.

### Kitchen

10' 8" x 7' 10" plus recess ( 3.25m x 2.39m plus recess )

With a rear facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has space for a professional style cooker with splashback, complimentary splashback tiling, downlights to the ceiling, a useful built-in storage cupboard and LVT flooring. There is access to the utility room and downstairs WC.

### Utility Room

8' 9" to recess x 7' 10" ( 2.67m to recess x 2.39m )

There are work surfaces with storage beneath, space for white goods, downlights to the ceiling and plumbing for a washing machine. There is access to the downstairs WC.

### Downstairs W.C.

Fitted with a low flush WC, a wash hand basin, downlights to the ceiling and an extractor fan.

### Family Room / Home Office

16' 11" x 7' 8" ( 5.16m x 2.34m )

With a front facing double glazed window and a central heating radiator. A versatile room which could also be used as a play room or additional bedroom if required.

### First Floor Landing

With a side facing double glazed window, a useful storage cupboard, a central heating radiator and access to the loft.

### Bedroom One

13' 4" x 9' 1" ( 4.06m x 2.77m )

With a front facing double glazed window, a central heating radiator, coving to the ceiling and a feature panelled wall.

### Bedroom Two

10' 4" to recess x 11' 6" ( 3.15m to recess x 3.51m )

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

### Bedroom Three

10' 1" to recess x 7' 8" ( 3.07m to recess x 2.34m )

With a front facing double glazed window, a central heating radiator, coving to the ceiling and a feature panelled wall.

### Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a panelled bath with shower over. There is partial tiling to the walls, downlights to the ceiling and a chrome heated towel rail.

### Outside

To the front of the property there is a concrete patterned driveway providing off road parking for two vehicles. To the rear there is a good sized enclosed lawned garden with a decked patio area and shrubs to the borders.



**view this property online** [williamhbrown.co.uk/Property/DCR123897](http://williamhbrown.co.uk/Property/DCR123897)



welcome to

## Headingley Road, Norton Doncaster

- GUIDE PRICE £200,000-£210,000
- ATTRACTIVE LOUNGE
- FAMILY ROOM / HOME OFFICE
- DINING ROOM OPEN PLAN TO KITCHEN
- DOWNSTAIRS WC AND UTILITY ROOM

Tenure: Freehold EPC Rating: C

guide price

**£200,000-£210,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DCR123897](http://williamhbrown.co.uk/Property/DCR123897)



Property Ref:  
DCR123897 - 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](http://williamhbrown.co.uk)**