



Park Lane, Westwoodside Doncaster

welcome to

Park Lane, Westwoodside Doncaster

Situated on an impressive spacious plot is this three bedroom detached bungalow with a kitchen diner, a spacious lounge, a generous rear garden and ample off road parking. Situated on a bus route with no onward chain!



Entrance Hall

With a front facing upvc exterior door, coving to the ceiling, a useful storage cupboard and a central heating radiator.

Lounge

20' 11" x 11' 11" (6.38m x 3.63m)

With a front facing double glazed window, coving to the ceiling, a gas feature fireplace as the focal point of the room, laminate flooring and a central heating radiator.

Kitchen Diner

16' 4" x 12' (4.98m x 3.66m)

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has an electric cooker point, plumbing for a washing machine and space for a fridge-freezer. There is space for a dining table and chairs, a rear facing double glazed window and a rear facing door providing access to the rear garden. There is access to the integral garage/workshop.

Bedroom One

16' 3" x 11' 10" (4.95m x 3.61m)

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

Bedroom Two

11' 5" x 11' 5" (3.48m x 3.48m)

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

Bedroom Three

11' 5" x 7' 8" (3.48m x 2.34m)

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

Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is a storage cupboard housing the hot water cylinder, a loft hatch, a central heating radiator and a side facing double glazed window.

Outside

To the front of the property there is a lawned garden with a pathway to the front and side providing additional access to the garage/workshop. There is a slate feature driveway providing off road parking with shrubs to the borders. To the rear of the property there is a generous lawned garden with a variety of mature shrubs and plants to the borders.

Garage / Workshop

20' 1" x 12' 9" max (6.12m x 3.89m max)

With an electric roller shutter door, a side facing double glazed window and door. There is an internal access door to the kitchen diner.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



view this property online williamhbrown.co.uk/Property/DCR124122



welcome to

Park Lane, Westwoodside Doncaster

- SOUGHT AFTER VILLAGE LOCATION
- THREE BEDROOM DETACHED BUNGALOW
- NO ONWARD CHAIN
- DRIVEWAY AND GARAGE/WORKSHOP
- PRICED TO ALLOW FOR MODERNISATION

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£255,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR124122



Property Ref:
DCR124122 - 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.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk