



**Scarll Road, Hexthorpe Doncaster**



**welcome to**

**Scarl Road, Hexthorpe Doncaster**

Ideal for first time buyers or young families is this modern well-presented three bedroom mid-terraced home situated in Hexthorpe with close links to local amenities, schools and transport links. The property offers spacious living accommodation throughout and a ground floor WC.



### Entrance Hall

With a front facing composite door and a central heating radiator.

### Lounge

13' 8" max x 10' 4" ( 4.17m max x 3.15m )

With a front facing double glazed bowed window, a central heating radiator and coving to the ceiling. There is a feature electric fireplace as the focal point of the room.

### Dining Room

13' 4" x 12' 5" ( 4.06m x 3.78m )

With rear facing double glazed French doors which give access to the rear garden. There is laminate flooring, coving to the ceiling, a central heating radiator and area for a dining table and chairs. There is access to the ground floor WC.

### Ground Floor W.C

Fitted with a WC and a wash hand basin. There is laminate flooring and an extractor fan.

### Kitchen

12' 8" x 6' 11" ( 3.86m x 2.11m )

Fitted with a modern range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a four burner gas hob with extractor hood above, plumbing for a washing machine and space for a fridge-freezer. There is splashback tiling, a central heating radiator, tiling to the floor and a side facing double glazed window.

### First Floor Landing

With coving to the ceiling and loft access.

### Bedroom One

12' 5" x 10' 1" ( 3.78m x 3.07m )

With a rear facing double glazed window, a central heating radiator, coving to the ceiling and built-in wardrobes ideal for hanging and storage space.

### Bedroom Two

11' 7" x 9' 3" ( 3.53m x 2.82m )

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

### Bedroom Three

8' 4" x 6' 10" ( 2.54m x 2.08m )

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

### Bathroom

Fitted with a WC, a wash hand basin and a P-shaped bath with shower over. There is tiling to the walls and floor, a heated towel rail and a rear facing obscure double glazed window.

### Outside

To the rear of the property there is a generous enclosed paved garden with a gate to the rear which gives access to the service lane.



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## Scarll Road, Hexthorpe Doncaster

- POPULAR LOCATION
- THREE BEDROOM MID-TERRACED HOME
- WELL-PRESENTED AND SPACIOUS THROUGHOUT
- GOOD SIZED LOUNGE AND DINING ROOM
- MODERN KITCHEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£110,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR124649 - 0002

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**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)**