



**Moss Road, Moss Doncaster**



william  
h brown

**welcome to**

## **Moss Road, Moss Doncaster**

GUIDE PRICE £250,000-£260,000. Conveniently located in this popular village in Moss is this generous semi-detached cottage offering spacious accommodation throughout with side and rear gardens, parking to the front and three reception rooms.



## **Entrance Porch**

4' 10" x 4' 1" ( 1.47m x 1.24m )

With a front facing exterior door, a side facing double glazed window and access through to the kitchen.

## **Kitchen**

13' 2" x 8' 11" ( 4.01m x 2.72m )

Fitted with a range of wall and base units with coordinating work surfaces which incorporates the ceramic sink and drainer with mixer tap. The kitchen has an electric cooker point, plumbing for a washing machine and dishwasher and space for a fridge-freezer. There is an electric radiator, tiled flooring, a side facing obscure double glazed window and access through to the dining room.

## **Dining Room**

12' 3" x 14' 1" Max ( 3.73m x 4.29m Max )

With an electric radiator, a spindle staircase which rises to the first floor and double glazed patio doors which lead through to the conservatory. There is access through to the lounge.

## **Lounge**

14' 7" x 14' 1" Max ( 4.45m x 4.29m Max )

With a feature stone fireplace as the focal point of the room, an electric radiator, feature wall lights, coving to the ceiling, front side facing double glazed windows and doors which give access to the dining room.

## **Conservatory**

10' 1" x 7' 5" ( 3.07m x 2.26m )

With front side and rear facing double glazed windows, French doors which give access to the garden and tiled flooring.

## **First Floor Landing**

With a storage cupboard, a side facing obscure double glazed window, an electric radiator and loft hatch.

## **Bedroom One**

10' 8" x 11' 10" Max ( 3.25m x 3.61m Max )

With a front facing double glazed window, an electric radiator and built-in wardrobes providing a range of hanging and storage space.

## **Bedroom Two**

8' 2" x 8' 2" ( 2.49m x 2.49m )

With an electric radiator and a side facing double glazed window.

## **Bedroom Three**

8' 2" x 8' 1" ( 2.49m x 2.46m )

With an electric radiator and a side facing double glazed window.

## **Bathroom**

Fitted with a low flush WC, a hand wash basin, a panelled bath and a shower cubicle with shower.

There is tiling to the walls, spotlights to the ceiling, an electric wall mounted radiator and a side facing obscure double glazed window.

## **Outside**

To the front of the property there is a gravel driveway providing off road parking with countryside views. To the side there is a patio area which has been pebbled for ease of maintenance with various shrubs and plants to the borders. To the rear yard there is access to a purpose built store providing useful storage whilst to the rear there is a parcel of land and garden space which forms part of the property particulars and is currently being used as a parking area by the existing vendors.



**view this property online** [williamhbrown.co.uk/Property/DCR124663](http://williamhbrown.co.uk/Property/DCR124663)



welcome to

## Moss Road, Moss Doncaster

- GUIDE PRICE £250,000-£260,000
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SPACIOUS LOUNGE
- DINING ROOM AND CONSERVATORY
- UNIQUE PLOT AND POSITION

Tenure: Freehold EPC Rating: F

Council Tax Band: A

guide price

**£250,000-£260,000**



view this property online [williamhbrown.co.uk/Property/DCR124663](http://williamhbrown.co.uk/Property/DCR124663)



Please note the marker reflects the postcode not the actual property



Property Ref:  
DCR124663 - 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**