



Friar Close, Finningley Doncaster

welcome to

Friar Close, Finningley Doncaster

Situated in the sought after village location of Finningley is this three bedroom semi-detached family home which provides modern and commentary living. Benefiting from a spacious kitchen diner, a rear aspect lounge with French doors leading to a generous rear garden and stunning field views!



Entrance

With a front facing composite door, a central heating radiator, useful storage, a wall mounted boiler, storage cupboard and stairs which rise to the first floor landing.

Ground Floor W.C.

Fitted with a low flush WC and a hand wash basin with mixer tap. There is tiled flooring, spotlights to the ceiling and a side facing obscure double glazed window.

Kitchen Diner

15' 2" Plus Bay x 8' 7" (4.62m Plus Bay x 2.62m)

With a front facing bay fronted double glazed window. Fitted with a range of wall and base units with coordinating worktops which incorporates the sink and drainer with mixer tap. The kitchen has an integrated fridge-freezer, dishwasher, washing machine, a four ring gas hob and an electric oven and grill with cooker hood above. There are spotlights to the ceiling, space for a dining table and chairs, a central heating radiator and complimentary splashback tiling.

Lounge

10' 5" Max x 15' 6" (3.17m Max x 4.72m)

With rear facing French doors leading out to the rear garden and a central heating radiator.

First Floor Landing

With two useful storage cupboards and a side facing double glazed window.

Bedroom One

14' 1" Max x 8' 5" (4.29m Max x 2.57m)

With a rear facing double glazed window providing a open outlook onto the rear garden, a central heating radiator and a thermostat.

Bedroom Two

11' 8" x 8' 5" Max (3.56m x 2.57m Max)

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

Bedroom Three

8' 7" Max x 6' 8" (2.62m Max x 2.03m)

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

Bathroom

Fitted with a low flush WC, a hand wash basin and a panelled bath with screen and shower over. There are spotlights to the ceiling, tiling to the walls a front facing obscure double glazed window and a central heating radiator.

Outside

To the front of the property there is a block paved double driveway providing spacious off road parking with a variety of mature shrubs and plants to the borders and a footpath to the side which in-turn leads to a gated rear garden. To the rear of the property there is a mainly laid to lawn enclosed garden providing stunning open field views towards the rear.



view this property online williamhbrown.co.uk/Property/DCR122645



welcome to

Friar Close, Finningley Doncaster

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- STUNNING FIELD VIEWS TO THE REAR
- SPACIOUS KITCHEN DINER
- GROUND FLOOR WC
- REAR ASPECT LOUNGE WITH FRENCH DOORS

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£230,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/DCR122645](https://www.williambrown.co.uk/Property/DCR122645)



Property Ref:
DCR122645 - 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@williambrown.co.uk



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



[williambrown.co.uk](https://www.williambrown.co.uk)