



Carr House Road, Hyde Park Doncaster

welcome to

Carr House Road, Hyde Park Doncaster

This three bedroom mid-terraced home is situated in this popular location close to Doncaster Race course, the City Centre and Elmfield Park. Offering characterful and period features throughout with heightened ceilings, two generous reception rooms and an enclosed rear garden.



Entrance Porch

With a front facing upvc double glazed door, traditional tiled flooring and partial tiling to the walls. A further door gives access to the entrance hall.

Entrance Hall

There is a decorative dado rail, coving to the ceiling, stairs which rise to the first floor landing, laminate flooring and a central heating radiator.

Lounge

14' 1" into bay x 10' 4" max (4.29m into bay x 3.15m max)
With a front facing double glazed bay window, a gas fire, coving to the ceiling, laminate flooring, a central heating radiator and an open archway through to the dining room.

Dining Room

12' 11" x 11' 1" max (3.94m x 3.38m max)
With a rear facing double glazed window, laminate flooring, coving to the ceiling, a central heating radiator and access through to the kitchen.

Kitchen

17' 6" x 9' 9" max (5.33m x 2.97m max)
Fitted with wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has space for a freestanding cooker with cooker hood above, space for under counter white goods, space for a fridge-freezer and a useful storage cupboard. There is a central heating radiator, coving to the ceiling, a wall mounted boiler, rear and side facing double glazed windows, a side facing door leading out to the rear garden and access to the cellar.

First Floor Landing

With a built-in storage cupboard and dado rail.

Bedroom One

14' 1" x 12' max (4.29m x 3.66m max)
With a front facing double glazed window, coving to the ceiling, laminate flooring and a central heating radiator.

Bedroom Two

13' x 9' (3.96m x 2.74m)
With a rear facing double glazed window, laminate flooring and a central heating radiator.

Bedroom Three

13' 1" x 9' 6" (3.99m x 2.90m)
With a rear facing double glazed window, laminate flooring and a central heating radiator.

Bathroom

With a side facing obscure double glazed window. Fitted with a WC, a pedestal wash hand basin with mixer tap and a panelled bath with telephone style mixer taps and shower attachment. There is wall to floor tiling and laminate flooring.

Outside

To the front of the property there is a tarmac front garden with front gate and path leading to the entrance door whilst to the rear is a courtyard style rear garden with outside WC.



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Carr House Road, Hyde Park Doncaster

- IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILIES OR INVESTORS
- THREE SPACIOUS BEDROOMS
- TWO GENEROUS RECEPTIONS ROOMS
- REAR ASPECT KITCHEN
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in the region of

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125338 - 0002

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