

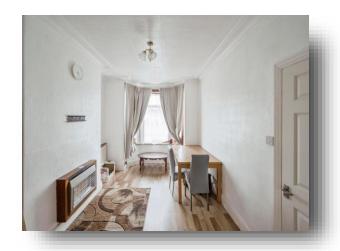
Carr House Road, Hyde Park Doncaster

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.





welcome to

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

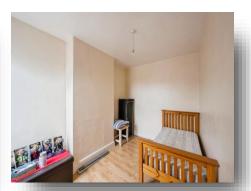
Council Tax Band: A

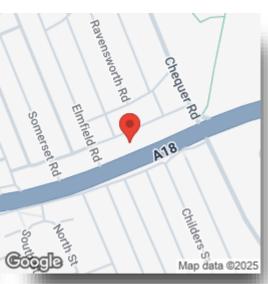
offers in the region of

£120,000







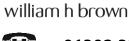


Please note the marker reflects the postcode not the actual property

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Property Ref: DCR125338 - 0002 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.



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