

**Riviera Parade, Bentley Doncaster** 

# welcome to

# **Riviera Parade, Bentley Doncaster**

GUIDE PRICE £70,000-£80,000. A fantastic starter home which is situated in this sought after location. The property is presented to a high standard throughout benefiting from front and rear gardens and is ideal for a first time buyer or investor!













#### Lounge

11' 7" x 11' 3" To Recess ( 3.53m x 3.43m To Recess ) A spacious lounge with a front facing sealed unit door, a front facing double glazed window and a central heating radiator.

#### Inner Hall

With stairs rising to the first floor landing.

#### **Breakfast Kitchen**

11' 2" x 8' 11" ( 3.40m x 2.72m )

With a rear facing double glazed window. Fitted with wall and base units with coordinating worktops housing the stainless steel sink and strainer with mixer tap. There is an electric hob with an electric oven, tiled splashback, a wall mounted gas central heating boiler, a central heating radiator and a useful understairs storage cupboard.

#### **Rear Lobby**

With a side facing sealed unit door and access to the utility.

## Utility

With a side facing obscure window, plumbing for a washing machine and a central heating radiator.

#### **Bedroom One**

11' 8" x 11' 3" ( 3.56m x 3.43m )

With a front facing double glazed window, a central heating radiator and a useful storage cupboard.

#### **Shower Room**

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin, a shower cubicle with shower, an extractor fan and splashback tiling.

#### **Bedroom Two**

9' 2" x 6' 3" ( 2.79m x 1.91m )

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

#### Outside

To the front there is an enclosed garden whilst to the rear is an enclosed hard landscaped yard with a gate to the rear service road.





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# **Riviera Parade, Bentley Doncaster**

- GUIDE PRICE £70,000-£80,000
- TWO BEDROOM MID-TERRACED
- PERFECT STARTER HOME
- LOUNGE AND MODERN KITCHEN
- CLOSE TO A RANGE OF LOCAL AMENITIES AND **EXCELLENT TRANSPORT LINKS**

Tenure: Freehold EPC Rating: C

Council Tax Band: A

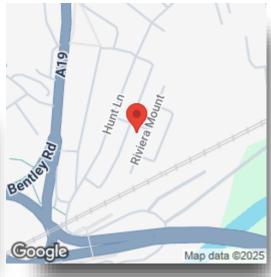
guide price

£70,000-£80,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR125439



Property Ref: DCR125439 - 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 quidance 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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