









welcome to

Hillsyde Avenue, Misterton Doncaster

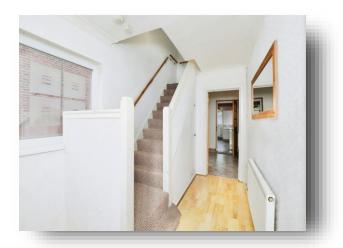
Offered with NO UPWARD CHAIN is this GENEROUSLY APPOINTED three bedroom semi-detached home. An ideal first buy or buy to let investment with an excellent rental yield. Driveway and a great sized rear garden.













Entrance Hall

Double glazed door, side facing double glazed window and a central heating radiator.

Lounge

12' 11" x 14' 4" (3.94m x 4.37m)

Double glazed window to the front, central heating radiator and an electric fire.

Dining Room

9' 10" x 12' 10" (3.00m x 3.91m)

Double glazed patio doors to the rear, central heating radiator, laminate flooring, electric fire and a storage cupboard housing a gas boiler.

Kitchen

16' 5" max x 8' 3" (5.00m max x 2.51m)

Fitted with base units with worksurfaces and a stainless steel sink and drainer. Space for a fridge freezer, oven and space and plumbing for a washing machine. Tiled flooring, central heating radiator, two side facing double glazed windows and a rear facing double glazed window.

First Floor Landing

Loft access and a side facing double glazed window.

Bedroom One

12' 7" max into recess x 12' 11" into recess (3.84m max into recess x 3.94m into recess)
Front facing double glazed window, built in wardrobes and a central heating radiator.

Bedroom Two

9' plus wardrobe x 13' into recess (2.74m plus wardrobe x 3.96m into recess)

Rear facing double glazed window, built in wardrobes and a central heating radiator.

Bedroom Three

9' 6" max inc bulkhead x 6' 11" (2.90 m max inc bulkhead x 2.11 m)

Front facing double glazed window, storage above the bulkhead and a central heating radiator.

Bathroom

Fitted with a bath with a shower above, wash hand basin and w.c. Heated towel rail and a rear facing double glazed window.

Exterior

To the front is a concrete driveway and a lawned garden. To the rear is a lawned garden with a paved patio, cold water tap, garden shed and a path leading to the canal towpath.

Agent Note

Please note the boiler is not functional and will not be replaced prior to sale.





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Hillsyde Avenue, Misterton Doncaster

- NO UPWARD CHAIN
- Three bedroom semi-detached home
- Two reception rooms, kitchen and ground floor cloakroom
- Great sized rear garden
- Driveway

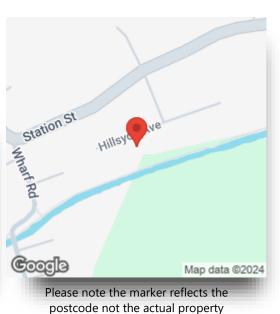
Tenure: Freehold EPC Rating: D

£170,000









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Property Ref: RFD109583 - 0005 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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