



**Hillsyde Avenue, Misterton Doncaster DN10 4BZ**

**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" ( 2.90m max inc bulkhead x 2.11m )

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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RFD109583 - 0005

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