



Haxey Road, Misterton Doncaster DN10 4AA

welcome to

Haxey Road, Misterton Doncaster

CHARMING and SPACIOUS three DOUBLE bedroom semi-detached cottage positioned in the delightful and well served canalside village of Misterton. This lovely home boasts offers superb living space with an abundance of character including beamed ceilings, Off street parking and an easy maintenance garden



Entrance Hall

A spacious entrance hall accessed via door to the side. The hall has beamed ceilings and wood finish flooring.

Ground Floor Bathroom

Fitted with freestanding roll top bath with a shower attachment, wash hand basin, separate shower cubicle and a w.c. Panelling to the walls, complementary flooring and a central heating radiator.

Lounge

14' 7" inc stairs x 12' 1" (4.45m inc stairs x 3.68m)
Stairs to the first floor, beamed ceiling, central heating radiator, double glazed bow window to the front and a double glazed window to the side.

Dining Room

14' 1" x 9' 8" (4.29m x 2.95m)
Central heating radiator, one double glazed window and double glazed patio doors.

Dining Kitchen

12' 1" x 12' 1" (3.68m x 3.68m)
Fitted with cream shaker style wall and base units, wooden work surfaces, tiled splash back and a double Belfast sink. Integrated electric oven and gas hob with an extractor above. Space and plumbing for washing machine and space for a fridge freezer. Beamed ceiling, central heating radiator and double glazed windows to the front and side.

First Floor

Landing

Stairs leading to the landing.

Bedroom One

12' 3" x 11' 5" (3.73m x 3.48m)
Built in wardrobes, central heating radiator and double glazed windows to the front and side.

Bedroom Two

12' x 9' 4" (3.66m x 2.84m)
Two central heating radiators and double glazed windows to the front and side.

Bedroom Three

8' 2" x 12' (2.49m x 3.66m)
A double which originally served as the bathroom and still has plumbing. Central heating radiator, and double glazed windows to front and back.

Separate Wc

Fitted with wc.

Parking

Block paved off street parking to the side.

Rear Garden

Enclosed courtyard to the rear.

Agent Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Connells Group.



view this property online williamhbrown.co.uk/Property/RFD110060



welcome to

Haxey Road, Misterton Doncaster

- SPACIOUS three DOUBLE bedroom semi-detached cottage
- Many charming and traditional features
- Spacious accommodation including two receptions rooms
- Off street parking and easy maintenance rear garden
- Lovely canalside village location

Tenure: Freehold EPC Rating: D

Council Tax Band: B

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

£190,000



view this property online williamhbrown.co.uk/Property/RFD110060



Property Ref:
RFD110060 - 0008

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.



Please note the marker reflects the postcode not the actual property



01777 704248



retford@williamhbrown.co.uk



10-12 Grove Street, RETFORD,
Nottinghamshire, DN22 6JR



williamhbrown.co.uk