



Ansult Court, Bentley Doncaster

welcome to

Ansult Court, Bentley Doncaster

Situated in this highly sought after location is this well presented three bedroom semi-detached family home. The property benefits from a driveway providing off-road parking for multiple vehicles, a generous rear garden, and is conveniently located within easy reach of a range of shops and schools.



Entrance Hall

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

Lounge

With a front facing double glazed window, a feature fireplace to the focal point of the room, a central heating radiator and a wooden floor.

Dining Kitchen

Fitted with a range of wall and base units with coordinating worksurfaces housing the stainless steel sink and drainer with mixer tap. There is an electric hob with extractor above, an electric oven and grill, complimentary tiling, plumbing for a washing machine and space for a fridge freezer. There is a tiled floor, a central heating boiler and a rear facing external door to the rear garden.

First Floor Landing

With access to the loft and useful storage cupboard.

Bedroom One

With a front facing double glazed window and a central heating radiator.

Family Bathroom

Fitted with a low flush W.C, a wash hand basin with mixer tap and a pea shaped bath with shower over. There is a rear facing obscured double glazed window, a central heating radiator and laminate flooring.

Bedroom Two

With a front facing double glazed window and a central heating radiator.

Bedroom Three

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

Outside

To the front of the property there is a blockpaved driveway which provides off road parking, whilst to the rear there is a lawned garden with a patio area.

Garage

With up and over door.



view this property online williamhbrown.co.uk/Property/DCR126334



welcome to

Ansult Court, Bentley Doncaster

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- CLOSE TO A RANGE OF SHOPS, SCHOOLS AND AMENITIES
- LOUNGE AND DINING KITCHEN
- SPACIOUS ACCOMMODATION

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR126334



Property Ref:
DCR126334 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk