



**Jossey Lane, Bentley DONCASTER**

welcome to

## Jossey Lane, Bentley DONCASTER

GUIDE PRICE £170,000-£180,000 This attractive three bedroom semi-detached family home benefits from ample off road parking with double driveway and garage, beautifully landscaped rear garden, well presented throughout and close to a range of local amenities and excellent transport links.



## **Entrance Hall**

With a front facing exterior door.

## **Lounge**

17' 2" x 10' 11" Max ( 5.23m x 3.33m Max )

With front facing double glazed french doors to the rear, a gas fireplace, a central heating radiator and a front facing double glazed window.

## **Dining Room**

10' 2" x 8' 9" Max ( 3.10m x 2.67m Max )

With a central heating radiator and a front facing double glazed window. This is open plan into the kitchen.

## **Kitchen**

14' 3" x 7' 1" Max ( 4.34m x 2.16m Max )

Fitted with kitchen wall and base units with worksurfaces housing the sink and drainer, there is space for a fridge freezer, space for an electric oven and grill and a central heating radiator. There is a storage pantry, a rear facing double glazed window and a rear facing external door which conveniently provides access to the garden.

## **First Floor Landing**

With a rear facing double glazed window.

## **Bedroom One**

10' 11" x 10' 10" Max ( 3.33m x 3.30m Max )

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

## **Bedroom Two**

11' x 10' 11" ( 3.35m x 3.33m )

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

## **Bedroom Three**

8' 2" x 7' 11" ( 2.49m x 2.41m )

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

## **Bathroom**

Fitted with a bath with shower over, a wash hand basin, a low flush WC, a central heating radiator and a rear facing double glazed window. The room houses the gas central heating boiler.

## **Outside**

To the front of the property there is a double gated driveway which intern leads to the single garage. To the rear the garden is well maintained and enclosed with shrubs and plants to the boarders and there is a ample patio area and an outbuilding with a WC.

## **Garage**

With up and over door



***view this property online*** [williamhbrown.co.uk/Property/DCR125440](http://williamhbrown.co.uk/Property/DCR125440)



welcome to

## Jossey Lane, Bentley DONCASTER

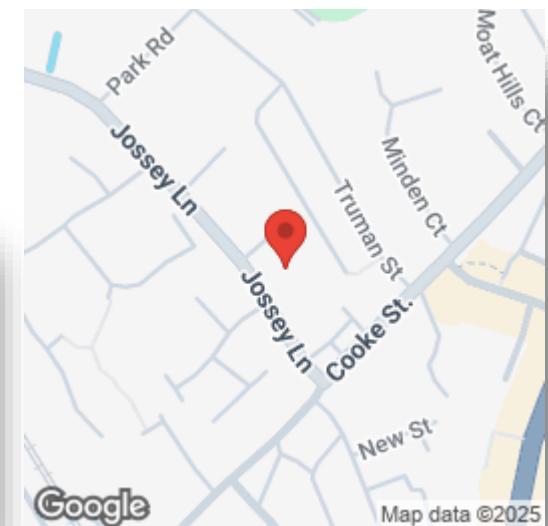
- GUIDE PRICE £170,000-£180,000
- THREE BEDROOM SEMI-DETACHED HOME
- WELL PRESENTED
- DOUBLE DRIVE AND GARAGE
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£170,000-£180,000**



view this property online [williamhbrown.co.uk/Property/DCR125440](http://williamhbrown.co.uk/Property/DCR125440)

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.



Property Ref:  
DCR125440 - 0003

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**