



**Hyman Close, Warmsworth DONCASTER**



**welcome to**

**Hyman Close, Warmsworth DONCASTER**

GUIDE PRICE £200,000-£225,000 This three bedroom well presented semi-detached home is situated in this popular location, close to a range of local amenities and excellent transport links, benefiting from off road parking and a garage. Ideal for a growing or extended family.



### **Entrance Hall**

With a front facing sealed unit door, a central heating radiator and stairs which rise to the first floor landing. There is a useful storage cupboard and decorative paneling.

### **Lounge**

With a front facing double glazed window, a central heating radiator and downlights to the ceiling. There is a inset electric log effect fire set within the media wall and access to the dining room.

### **Dining Room**

With rear facing double glazed patio doors which give access to the conservatory and a central heating radiator.

### **Conservatory**

With rear and side facing double glazed windows, side facing french doors which give access to the patio area and garden beyond and a central heating radiator.

### **Kitchen**

With rear and side facing double glazed window and a rear facing sealed unit door. There are wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap, there is a electric hob with extractor above, complimentary tiling and space for a electric oven. The kitchen benefits from a range of integrated appliances including a fridge freezer and washing machine, there is a understairs storage cupboard housing the gas central heating boiler, a breakfast bar and a central heating radiator.

### **First Floor Landing**

With a side facing double glazed window and access to the loft which is partially boarded.

### **Bedroom One**

With a front facing double glazed window, a central heating radiator and fitted wardrobes providing a

range of hanging and storage space.

### **Bedroom Two**

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

### **Bedroom Three**

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

### **Shower Room**

With a rear facing obscured double glazed window, a W.C, a wash hand basin and a shower cubical with shower. There is a chrome heated towel rail, downlights to the ceiling and a tiled floor.

### **Outside**

To the front of the property there is spacious driveway which intern leads to the garage, whilst to the rear of the property there is a lawned garden with a generous patio area and fencing to the perimeter.

### **Garage**

With a up and over door, light and power



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## Hyman Close, Warmsworth DONCASTER

- GUIDE PRICE £200,000-£225,000
- THREE BEDROOM SEMI-DETACHED
- OFF ROAD PARKING AND A GARAGE
- SOUGHT AFTER LOCATION
- SPACIOUS LOUNGE AND BREAKFAST KITCHEN

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£200,000-£225,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125844 - 0003

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