



Paddock View, Doncaster

welcome to
Paddock View,Doncaster

Available with No Onward Chain! This fantastic high spec one bedroom mid-townhouse is within walking distance of Doncaster city centre and local amenities making it ideal for first time buyers or young couples looking to get onto the property ladder.



Entrance

With a front facing composite door and a central heating radiator.

Ground Floor W.C

Fitted with a low flush W.C, a central heating radiator and a hand wash basin on a vanity unit.

Kitchen Living Dinner

Fitted with a range of high gloss wall and base units with coordinating worksurfaces housing the stainless steel sink and drainer with mixer tap. There is a four ring gas hob with extractor above, an electric oven and grill, an integrated fridge freezer and plumbing for a washing machine. There is a front facing double glazed window, a central heating radiator, downlights to the ceiling, a storage cupboard and stairs which rise to the first floor landing.

First Floor Landing

With a useful storage cupboard and a wall mounted boiler.

Bedroom One

With a front facing double glazed French doors which open onto a Juliet balcony, there is a central heating radiator, a loft hatch and access to the en-suite.

En-Suite

Fitted with a low flush W.C, a wash hand basin and a panelled bath with shower over. There is a front facing obscured double glazed window, a central heating radiator and partial tiling.

Outside

To the front of the property is a low maintenance, open-plan garden along with a useful bin storage area and an allocated parking space.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been

completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Paddock View, Doncaster

- ONE BEDROOM TOWN HOUSE
- SOUGHT AFTER POPULAR LOCATION
- CLOSE TO A HOST OF LOCAL AMENITIES AND EXCELLENT TRANSPORT CONNECTIONS
- OPEN PLAN THROUGHOUT
- EN-SUITE AND GROUND FLOOR W.C

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR127060 - 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.

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