



Churchfield Road, Clayton Doncaster

welcome to

Churchfield Road, Clayton Doncaster

William H Brown is proud to present this charming two bedroom mid-terraced cottage offering character features, generous front and rear gardens and a detached garage. Perfect for first time buyers, downsizers or investors and available with no onward chain.



Lounge

With a front facing double glazed upvc door, a front facing double glazed bowed window, two central heating radiators, feature beams to the ceiling and a focal fireplace housing the log burner. Stairs rise to the first floor landing.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has an electric hob with extractor above, an electric oven an under counter space for white goods. There is a central heating radiator, splashback tiling, a rear facing double glazed window and a rear facing double glazed upvc door leading out to the rear garden.

First Floor Landing

Bedroom One

With two front facing double glazed windows and two central heating radiators.

Bedroom Two

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

Bathroom

Fitted with a low flush WC, a wash hand basin and a bath with shower over and screen. There is partial tiling to the walls, a heated towel rail and a rear facing obscure double glazed window.

Outside

To the front of the property there is a good sized enclosed lawned garden with a path to the front entrance and a stone boundary wall. To the rear of the property there is a generous enclosed lawned garden with access to the shared garage.

Garage

The sale includes the right hand bay of the garage only being half of the garage. The left hand bay is owned by the neighbouring property and is excluded from the sale. The property benefits from a right of access over the neighbouring property to the garage, both on foot and with a vehicle.



Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Agent's Note

Please note that the AML fee covers 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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Churchfield Road, Clayton Doncaster

- TWO BEDROOM MID-TERRACED COTTAGE
- UNIQUE FIND
- SHARED DETACHED GARAGE
- DESIRABLE RURAL VILLAGE LOCATION
- GENEROUS PLOT

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126348 - 0004

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.



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