

Daw Lane,Bentley Doncaster

william h brown

welcome to

Daw Lane,Bentley Doncaster

The property benefits from close links to a range of local amenities, Doncaster the city centre and Bentley train station.













Entrance Porch
With a front facing exterior door and access the entrance hall.

Entrance Hall
With laminate flooring and a side facing double glazed window.

Lounge
With a front facing double glazed window, laminate flooring and a central heating radiator.

Inner Hall
With stairs which rise to the first floor landing.

Dining Room
With a rear facing double glazed window, laminate flooring and access through to the kitchen.

Kitchen
Fitted with a range of high gloss wall and base units with coordinating worksurfaces which incorporates the sink and drainer with mixer tap. There is a electric hob with space for an electric oven and grill, a tiled floor, plumbing for a washing machine and a built in fridge. There is rear facing double glazed window and a side door which provides access to the rear garden.

First Floor Landing
Bedroom One
With a front facing double glazed window and a central heating radiator.

Bedroom Two
With a rear facing double glazed window, built in storage and a central heating radiator.

Bathroom
With a side facing obscured double glazed window, a panalled bath with shower over, a built in storage cupboard and a wash hand basin. There is tiled flooring, a central heating radiator and a side facing obscured double glazed window.

W.C
With a side facing obscured double glazed window and a low flush W.C

Outside
To the front there is a gated enclosed courtyard with access to the entrance porch. To the rear of the property there is a hard landscape garden and a rear patio and access to the rear service lane.

Agent's 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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- TWO BEDROOM MID-TERRACE
- NO CHAIN
- RENTAL POTENTIAL OF £625 PCM
- LOUNGE AND DINING ROOM
- LOW MAINTENANCE REAR GARDEN

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£90,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR125799

The Property Ombudsman

Property Ref:
DCR125799 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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