

Leicester Avenue,Intake Doncaster

william h brown

welcome to

Leicester Avenue,Intake Doncaster

Ideally situated near the Racecourse, Hospital, and Townfields, this impressive three bedroom semi-detached home is offered with no onward chain. Highlights include two spacious reception rooms, a ground floor WC, off-street parking, and a generous rear garden. Ideal for a first time buyer!













Entrance Hall
Features a spacious hall, central heating radiator, laminate flooring, and staircase rising to the first floor with a wooden handrail.

Dining Room
A spacious formal dining room featuring a front facing double glazed bay window, decorative ceiling coving, and a central heating radiator.

Lounge
A bright reception room featuring a rear facing double glazed window, decorative ceiling coving, a central heating radiator, and a striking feature fireplace with a wooden surround and tiled hearth.

Kitchen
Featuring a range of fitted wall and base units with complementary work surfaces, sink unit with drainer, integrated oven and hob with extractor hood over, full splashback tiling, side-aspect double glazed window, integrated storage cupboard, plumbing for a washing machine, and access through to the lobby area that houses the wall mounted boiler.

W.C
Ground floor WC positioned off the lobby, fitted with a low level WC, support grab rails and side aspect double glazed window.

First Floor Landing
Features a wooden balustrade, built-in storage cupboards, access hatch to the loft space, and side aspect double glazed window.

Bedroom One
Featuring a front facing double glazed window, substantial fitted wardrobes with mirrored doors, and a central heating radiator.

Bedroom Two
A generous double bedroom featuring a rear facing double glazed window, space for freestanding wardrobes, and a central heating radiator

Bedroom Three
Featuring a rear facing double glazed window and a central heating radiator.

Bathroom
Bathroom suite comprising a panelled bath with electric shower overhead, wash hand basin, WC, splashback wall tiling, side-aspect double glazed window, and central heating radiator.

Outside
To the front of the property, a dropped kerb provides access to a concrete shared driveway offering off-street parking. To the rear is an exceptionally spacious garden featuring a paved patio area immediately adjoined to the house, which steps out onto an expansive lawned garden and mature shrub borders.

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.

welcome to

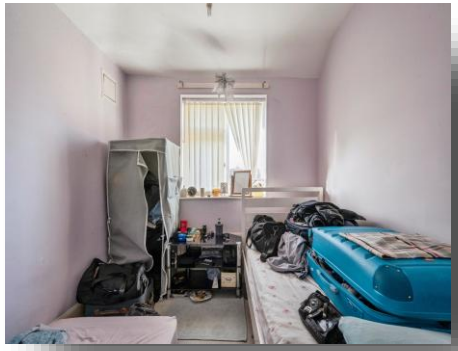
Leicester Avenue, Intake Doncaster

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- NO ONWARD CHAIN
- PRIME DONCASTER LOCATION NEAR RACECOURSE AND TOWNFIELDS
- NEAR DONCASTER ROYAL INFIRMARY

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

£170,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127428

The Property Ombudsman

Property Ref:
DCR127428 - 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.

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.

william h brown

01302 327121

doncaster@williamhbrown.co.uk

4-5 Kingsway House, Hall Gate, DONCASTER, South Yorkshire, DN1 3NX

williamhbrown.co.uk