



Hildergard Station Road, Norton Doncaster

welcome to

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Nestled in the heart of Norton is this delightful two-bedroom end-terraced home which combines traditional character features with modern conveniences. With a ground floor bathroom, a first-floor shower room, conservatory and a generous low maintenance rear garden.



Dining Room

11' 3" x 14' 8" (3.43m x 4.47m)

With a front facing composite door and a front facing double glazed window. There is decorative coving to the ceiling, a feature fireplace as the focal point of the room and a central heating radiator.

Lounge

12' 6" x 14' 1" (3.81m x 4.29m)

With a rear facing double glazed window, a central heating radiator and an electric feature fireplace as the focal point of the room. There is a useful storage cupboard housing the wall mounted boiler, a heightened ceiling and access through to the kitchen.

Kitchen

11' 3" x 7' 4" (3.43m x 2.24m)

Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has plumbing for a washing machine, an electric hob, an eye level electric oven and grill and space for an under counter fridge and freezer. There is complimentary splashback, a side facing double glazed window and access through to the rear lobby.

Rear Lobby

There is access to the ground floor bathroom and to the conservatory.

Ground Floor Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a panelled bath. There is wall to floor tiling and a central heating radiator.

Conservatory

10' 8" x 6' 1" (3.25m x 1.85m)

With front, side and rear double glazed windows and French doors which lead onto the rear garden.

First Floor Landing

With a loft hatch and a central heating radiator.

Bedroom One

12' 8" x 11' 9" (3.86m x 3.58m)

With two front facing double glazed windows, a central heating radiator and fitted wardrobes providing hanging and storage space.

Bedroom Two

15' 8" x 7' 9" (4.78m x 2.36m)

With a rear facing double glazed window, a central heating radiator, an additional loft hatch and dressing area.

Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is tiled splashback, a useful storage cupboard, a heated towel rail and a rear facing obscure double glazed window.

Outside

To the side of the property there is a gravel driveway providing off road parking with gates which give access to the rear garden. To the rear of the property there is a hardstanding artificial lawned garden with outside tap and an extensive range of patio areas.

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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Hildergard Station Road, Norton Doncaster

- TWO BEDROOM END-TERRACED HOME
- GROUND FLOOR BATHROOM AND FIRST FLOOR SHOWER ROOM
- CONSERVATORY
- SIDE DRIVEWAY PROVIDING OFF ROAD PARKING
- LOW MAINTENANCE REAR GRADEN

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

£120,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126679 - 0003

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