



Baker Avenue, Gringley-On-The-Hill Doncaster DN10 4FQ

welcome to

Baker Avenue, Gringley-On-The-Hill Doncaster

Beautiful DETACHED FAMILY HOME situated to a sought after semi rural village location. Boasting FIVE DOUBLE BEDROOMS, THREE BATHROOMS, a DRIVEWAY and a REAR GARDEN with LOVELY VIEWS! Viewing highly recommended.



Ground Floor Accommodation

Entrance Hall

Welcoming entrance, having an understairs storage cupboard and a central heating radiator.

Cloakroom

Fitted with a wc, wash hand basin and a central heating radiator.

Lounge

Generous size main reception room, boasting a front facing double glazed bay window, French doors leading out to the rear garden and a central heating radiator.

Kitchen/Diner

Beautiful kitchen/diner, offering a good range of modern cabinetry with worktop over, stainless steel sink with drainer and tiled splashbacks. Benefitting from an integrated oven, fridge/freezer and breakfast bar. Featuring a front facing double glazed bay window, a rear facing double glazed window, recessed lights and a central heating radiator. Space for a dishwasher.

First Floor Accommodation

Landing

Having a cupboard housing the hot water tank and a central heating radiator.

Bedroom One

Double bedroom with quality fitted wardrobes, a front facing double glazed window and a central heating radiator.

En-Suite

Fitted with a shower cubicle, wash hand basin and a wc. Including a rear facing double glazed window with obscured view, a central heating radiator and recessed lights.

Bedroom Two

Double bedroom, complete with a rear facing double glazed window and a central heating radiator.

Bedroom Three

Double bedroom, having a front facing double glazed window and a central heating radiator.

Bathroom

Fitted with a white suite comprising a bath, wc and wash hand basin. Recessed lights to the ceiling. Surrounded by half tiled walls, a rear facing double glazed window with obscured view and a central heating radiator.

Second Floor Accommodation

Bedroom Four

Generous double bedroom, having a front facing double glazed window and a central heating radiator.

Shower Room

Serving both second floor bedrooms, fitted with a shower cubicle, pedestal wash hand basin and wc. Part tiled walls, velux style window and recessed lights to the ceiling.

Bedroom Five

Double bedroom, having a fitted wardrobe with sliding doors, front facing double glazed window and a central heating radiator.

External

Externally, the property provides off road parking to the side elevation and garage access. Heading to the rear, you are greeted with a private enclosed garden, enhanced by a paved seating area, grassed lawn and a picket style fence. With the most stunning views on offer!

Single Garage

Agents Note

We are advised by the vendor that there is an annual charge for the upkeep of the land to the rear of the estate. This is currently at £125.00 per annum.

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.

Utilities

LPG, mains electric, water and drainage.



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welcome to

Baker Avenue, Gringley-On-The-Hill Doncaster

- Beautiful Detached Family Home
- Five Double Bedrooms
- Three Bathrooms and Cloakroom
- Driveway & Single Garage
- Enclosed Rear Garden with Stunning Views

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY108187 - 0003

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.



william h brown



01302 710735



Bawtry@williamhbrown.co.uk



38 High Street, Bawtry, DONCASTER, South
Yorkshire, DN10 6JE



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)