

Beaconsfield Road, Hexthorpe Doncaster

william h brown

welcome to

Beaconsfield Road,Hexthorpe Doncaster

Situated in this popular location close to a host of local amenities and excellent transport links is this well presented two double bedroom mid-terrace family home, benefiting from an attractive lounge, a modern kitchen and a spacious dining room. Ideal starter home!













Entrance Hall
With a front facing sealed unit door, a central heating radiator, stairs which rise to the first floor landing and access into the lounge.

Lounge
With a front facing double glazed window, a central heating radiator, coving to the ceiling and a winnow into the entrance hall.

Dining Room
With a rear facing double glazed window, a central heating radiator, coving to the ceiling and access down to the cellar.

Kitchen
Fitted with a range of high gloss wall and base units with coordinating worksurfaces housing the stainless steal sink and drainer with mixer tap. There is a four ring gas hob, an electric oven and grill, plumbing for a washing machine, undercounter space for a fridge and complimentary splashback tiling. There is a wall mounted boiler, a rear facing double glazed window, laminate flooring and a door to the garden.

First Floor Landing
Bedroom One
With a rear facing double glazed window, a central heating radiator and a ceiling fan. There is coving, a useful storage cupboard and a door to the family bathroom.

Family Bathroom
Fitted with a low flush W.C, a wash hand basin on a vanity unit and a panelled bath with shower over and glass screen. There is a central heating radiator, partial tiling to the walls and a rear facing obscured double glazed window.

Bedroom Two
With a front facing double glazed window, a central heating radiator and coving to the ceiling.

Outside
To the rear of the property there is an enclosed yard with a patio area and a gate 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.

welcome to

Beaconsfield Road, Hexthorpe Doncaster

- TWO BEDROOM MID-TERRACE FAMILY HOME
- POPULAR SOUGHT AFTER LOCATION
- CLOSE TO A RANGE OF SHOPS, SCHOOLS AND AMENITIES
- IDEAL FOR A FIRST TIME BUYER, FAMILY OR INVESTOR
- ENCLOSED LOW MAINTENANCE REAR GARDEN

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

£85,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127442

The Property Ombudsman

Property Ref:
DCR127442 - 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