



Cutter Lane, New Rossington Doncaster

welcome to

Cutter Lane, New Rossington Doncaster

LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY. Nestled within this popular development in Rossington is this well presented four bedroom semi-detached family home. Offered to the market with no onward chain, the property is perfect for first time buyers or growing families.



Legal Fees Paid T&c's.

The property is being sold through our clients Part Exchange Move Scheme

Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction. Should a purchaser wish to instruct their own conveyancers the contribution will not apply.

Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

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.

Entrance Hall

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

Lounge

With a front facing double glazed window and a central heating radiator.

Dining Kitchen

Fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is an electric hob with extractor above, an electric oven and grill, an integrated dishwasher, plumbing for a washing machine and a fridge freezer. There is laminate flooring, a rear facing double glazed window, rear facing French doors, a central heating radiator and space for a dining table and chairs.

First Floor Landing

With stairs which rise to the second floor and a useful storage cupboard.

Bedroom Two

With a front facing double glazed window and a central heating radiator.

Bedroom Three

With a rear facing double glazed window and a central heating radiator.

Bedroom Four

With a rear facing double glazed window and a central heating radiator.

Family Bathroom

Fitted with a low flush W.C, a wash hand basin and a panelled bath with shower over. There is partial tiling to the walls, laminate flooring, a central heating radiator and an extractor fan.

Second Floor Landing

With access to the master bedroom with en-suite.

Bedroom One

With a velux double glazed window, paneling to the walls, a central heating radiator and fitted wardrobes. A door gives access to the en-suite.

En-Suite Shower Room

Fitted with a low flush W.C, a wash hand basin and a shower cubical with shower. There is a velux double glazed window, partial tiling to the walls, laminate flooring and a central heating radiator.

Outside

To the front of the property there is an open plan lawned garden with steps leading up to the entrance hall. To the side, there is off road parking for two cars. To the rear is an enclosed garden, mainly laid to lawn with fencing to the perimeter, a generous sheltered patio area and space for a summer house.



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Cutter Lane, New Rossington Doncaster

- LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY.
- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- POPULAR DEVELOPMENT
- IDEAL FOR A FIRST TIME BUYER OR EXTENDED FAMILY
- WELL MAINTAINED REAR GARDEN

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

£226,500



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127235



Property Ref:
DCR127235 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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