



**South Street, Hyde Park Doncaster**



**welcome to**

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GUIDE PRICE £185,000-£195,000. This three bedroom detached family home situated in this fabulous location of Hyde Park within walking distance to Doncaster City Centre and Lakeside village. Benefiting from front and rear gardens and off road parking.



### **Entrance Hall**

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

### **Lounge**

13' 2" x 11' 3" Max ( 4.01m x 3.43m Max )

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

### **Dining Kitchen**

14' 9" x 11' 2" ( 4.50m x 3.40m )

With a rear facing double glazed window and French doors giving access to the rear garden. Fitted with range of wall and base units with coordinating work surfaces housing the a 1 1/2 bowl sink and drainer with mixer tap. The kitchen has an electric double oven, an electric hob with stainless steel splashback, plumbing for a washing machine and an integrated fridge-freezer. A cupboard houses the gas central heating boiler and a door gives access to the ground floor WC.

### **Ground Floor W.C.**

Fitted with a side facing obscure double glazed window, a low flush WC, a hand wash basin with splashback tiling and a central heating radiator.

### **First Floor Landing**

With access to the loft.

### **Bedroom One**

11' 4" Plus Recess x 8' 9" Max ( 3.45m Plus Recess x 2.67m Max )

With two rear facing double glazed windows, built-in wardrobes providing a range of hanging and storage space and a central heating radiator. A door gives access to the en-suite shower room.

### **En-Suite Shower Room**

Fitted with a low flush WC, a wash hand basin and a corner shower cubicle with corner shower. There is complimentary tiling and a central heating radiator.

### **Bedroom Two**

12' 1" x 8' ( 3.68m x 2.44m )

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

### **Bedroom Three**

6' 11" x 6' 5" ( 2.11m x 1.96m )

With a front facing double glazed window, a useful storage cupboard and a central heating radiator.

### **Bathroom**

With a side facing obscure double glazed window. Fitted a WC, a wash hand basin and panelled bath. There is complimentary tiling, a central heating radiator and an extractor fan.

### **Outside**

To the front of the property is an open plan front garden with driveway positioned to the side providing off road parking for two vehicles. To the rear of the property is an enclosed lawned garden with patio and pebbled area. There are power points and outdoor lighting to the front and rear with a large outbuilding which could be conveniently used as an outdoor bar, sheltered storage space or home office.

### **Outbuilding**

14' 11" x 9' 4" ( 4.55m x 2.84m )

With rear and side facing double glazed windows, French doors giving access to the garden and downlights to the ceiling



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## South Street, Hyde Park Doncaster

- THREE BEDROOM DETACHED FAMILY HOME
- FRONT ASPECT LOUNGE
- DINING KITCHEN WITH INTEGRATED APPLIANCES
- GROUND FLOOR WC
- EN-SUITE TO THE MASTER BEDROOM

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

guide price

**£185,000-£195,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125043 - 0002

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william h brown



**01302 327121**



[doncaster@williambrown.co.uk](mailto:doncaster@williambrown.co.uk)



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



**[williambrown.co.uk](http://williambrown.co.uk)**