



william h brown  
for sale  
Doncaster 01302 327121  
williamhbrown.co.uk



**Holmes Carr Road, New Rossington Doncaster**



**welcome to**

## **Holmes Carr Road, New Rossington Doncaster**

GUIDE PRICE £130,000-£140,000. This well-appointed three bedroom mid-terraced home provides a spacious kitchen diner, a dual aspect lounge and a generous rear garden with woodland views. Available with no onward chain!



## **Entrance Hall**

With a front facing exterior door, coving to the ceiling and stairs which rise to the first floor landing.

## **Lounge**

With front and rear facing double glazed windows and two central heating radiators.

## **Dining Kitchen**

Fitted with a contemporary range of high gloss wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a built-in four ring gas hob with stainless steel splashback and cooker hood above and an electric oven and grill. There is tiled splashback, a wall mounted boiler, spotlights to the ceiling, a area for a dining table and chairs, a central heating radiator, two rear facing double glazed windows and a rear facing door. There is access to useful storage and the ground floor WC.

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

Fitted with a low flush WC, tiled flooring and a rear facing obscure double glazed window.

## **First Floor Landing**

With spotlights to the ceiling and a rear facing double glazed window.

## **Bedroom One**

With two front facing double glazed windows, spotlights to the ceiling and a central heating radiator.

## **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.

## **Bathroom**

Fitted with low flush WC, a wash hand basin and a panelled bath. There is a heated towel rail, downlights to the ceiling and a rear facing obscure double glazed window.

## **Outside**

To the front of the property there is an enclosed lawned garden with a side passage and shared ginnel providing access to the rear garden. To the rear of the property there is a generous lawned garden with patio, outbuilding and store providing useful garden storage. There is fencing to the perimeter with outlook onto Woodlands.



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## Holmes Carr Road, New Rossington Doncaster

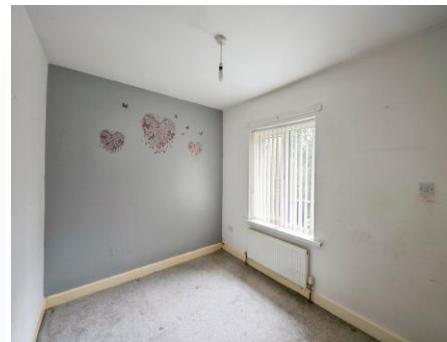
- GUIDE PRICE £130,000-£140,000
- CLOSE LINKS TO GREAT YORKSHIRE WAY, A RANGE OF TRANSPORT LINKS AND AMENITIES
- NO ONWARD CHAIN
- POPULAR LOCATION
- SPACIOUS KITCHEN DINER AND DUAL ASPECT LOUNGE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

**£130,000-£140,000**



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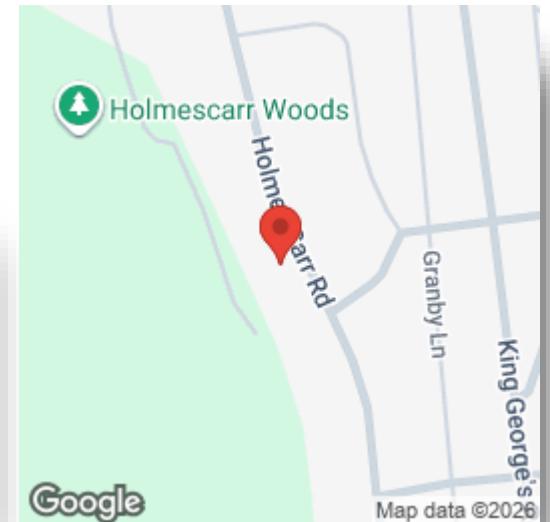


Property Ref:

DCR125852 - 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.



Please note the marker reflects the postcode not the actual property



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