



Hamilton Mews, Belle Vue Doncaster

welcome to

Hamilton Mews, Belle Vue Doncaster

GUIDE PRICE £225,000-£250,000. Situated on this popular development close to a host of local amenities, Doncaster racecourse and the Dome is this stylishly presented three storey four bedroom end-townhouse. Benefits from a generous rear garden, off road parking and a garage.



Entrance Hall

With a front facing door, a side facing double glazed window, a central heating radiator and stairs which rise to the first floor.

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 work surfaces housing the electric hob with extractor above. The kitchen has an electric oven, and integrated fridge-freezer and a centre island housing the sink and drainer with mixer tap beneath which is an integrated dishwasher and washing machine. There is tiled splashback, spotlights to the ceiling, a central heating radiator and area for a dining table and chairs. There is access to the downstairs w.c. and the dining kitchen is open plan to the garden room.

Downstairs W.C.

Fitted with a low flush WC and a wall mounted wash hand basin with mixer tap. There is partial tiling to the walls and a side facing obscure double glazed window.

Garden Room

With rear and side facing double glazed windows, rear facing patio doors leading out to the rear garden and a central heating radiator.

First Floor Landing

With front and side facing double glazed windows, a central heating radiator and stairs which rise to the second floor.

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.

Bathroom

Fitted with a low flush WC, a wall mounted wash hand basin with mixer tap and a panelled bath with shower attachment and screen. There is partial tiling to the walls, tiled flooring, extractor fan, downlights to the ceiling and a chrome heated towel rail.

Second Floor Landing

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

Bedroom One

With a front facing double glazed window, a rear facing skylight window, two central heating radiators, built-in wardrobes and access to the loft. A door gives access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wall mounted wash hand basin with mixer tap and a shower cubicle with shower. There is tiling to the walls and floor, an extractor fan and downlights to the ceiling.

Outside

To the front of the property there is a ramp to the front entrance door with offroad parking and access to the garage. To the rear of the property there is a generous enclosed lawned garden with an extensive patio which extends to the side ideal for entertaining.

Garage

With an up and over door.

Notes

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.



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- GUIDE PRICE £225,000-£250,000
- DINING KITCHEN WITH INTEGRATED APPLIANCES
OPEN PLAN TO GARDEN ROOM
- SPACIOUS LOUNGE
- DOWNSTAIRS WC
- SECOND FLOOR MASTER BEDROOM WITH EN-SUITE

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 800.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

guide price

£225,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126795 - 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.

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