



Sheardown Street, Hexthorpe Doncaster

welcome to

Sheardown Street, Hexthorpe Doncaster

GUIDE PRICE £80,000-£85,000. Attention investors! Situated in this popular location is this two bedroom mid-terraced home which benefits from two reception rooms, a spacious bathroom and an enclosed rear garden.



Lounge

With a front facing timber door, a front facing double glazed window, an electric fire and a central heating radiator.

Dining Room

With a rear facing double glazed window, a central heating radiator, an electric fire and access to the cellar.

Kitchen

With rear and side facing double glazed windows. Fitted with wall and base units with work surfaces housing the sink and drainer. The kitchen has space for white goods and a timber stable door providing access to the rear garden.

First Floor Landing

Bedroom One

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

Bedroom Two

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

Bathroom

Fitted with a WC, a wash hand basin and a bath. There is a central heating radiator, a combination boiler and a rear facing double glazed window.

Outside

To the rear of the property there is an enclosed garden.

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.



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Sheardown Street, Hexthorpe Doncaster

- GUIDE PRICE £80,000-£85,000
- TWO RECEPTION ROOMS
- CLOSE TO A RANGE OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- IDEAL INVESTMENT OPPORTUNITY
- WITHIN WALKING DISTANCE TO THE CITY CENTRE

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125602 - 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.

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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