



Carr House Road, Hyde Park Doncaster

welcome to

Carr House Road,Hyde Park Doncaster

This top floor two bedroom open plan apartment with elevated views over the communal green and towards the City Centre. The property has communal residence parking, an en-suite shower room and family bathroom. Ideal for investors with rental potential of £775pcm.



Entrance

Accessed by a composite door with a telephone entry system and stairs rising to the second floor.

Entrance Hall

With a central heating radiator.

Open Plan Kitchen Lounge

23' 1" x 14' 9" (7.04m x 4.50m)

Fitted with modern white gloss wall and base units housing the stainless steel sink and drainer with mixer tap. The kitchen has a four ring gas hob, an electric oven and grill, a stainless steel cooker hood, an integrated washing machine and a wall mounted boiler. There is complimentary splashback, spotlights to the ceiling and a double glazed Georgian style window to the front. The lounge has a central heating radiator, a front facing Georgian style double glazed window, rear facing French doors opening onto the feature Juliet balcony, spotlights to the ceiling and a central heating radiator.

Bedroom One

11' 5" x 11' 2" (3.48m x 3.40m)

With a front facing double glazed window, a central heating radiator, thermostat and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a hand wash basin with mixer tap, a shower cubicle with shower and an extractor fan.

Bedroom Two

9' x 8' 5" Max (2.74m x 2.57m Max)

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

Family Bathroom

Fitted with a low flush WC, a wall mounted hand wash basin with mixer tap and a panelled bath. There is partial tiling, a central heating radiator, complimentary splashback and a rear facing obscure double glazed window.

Outside

To the rear of the property is a parking area and a small gated communal garden.

Additional Information

The vendor has made us aware that the property is leasehold with 115 years remaining and there is a service charge of £117 per month for the up keep of the development. Contact the branch for further information.



view this property online williamhbrown.co.uk/Property/DCR125061



welcome to

Carr House Road, Hyde Park Doncaster

- TOP FLOOR APARTMENT
- TWO BEDROOMS
- RESIDENTS COMMUNAL PARKING
- SERVICE CHARGE OF £117 PER MONTH
- SECURE ENTRY

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1404.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£90,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR125061



Property Ref:
DCR125061 - 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.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk