



**York Road, Doncaster DN5 8RW**

**welcome to**

## **York Road, Doncaster**

Situated in this popular location is this two double bedroom semi-detached home which is ideal for first time buyers and young families. The property is situated close to local amenities and transport links.



## **Entrance Hall**

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

## **Lounge**

11' 3" to recess x 14' 3" to bay ( 3.43m to recess x 4.34m to bay )

With a front facing double glazed bay window, dado rail, coving to the ceiling and a central heating radiator. The focal point of the room is feature fireplace with marble style back and a hearth housing the electric fire. The lounge is open plan to the dining room.

## **Dining Room**

17' 2" x 11' 3" ( 5.23m x 3.43m )

With rear and side facing double glazed windows, two central heating radiators, laminate flooring, dado rail, coving to the ceiling and storage spaces to the recess. There is a feature electric fireplace.

## **Kitchen**

15' x 8' 2" ( 4.57m x 2.49m )

With rear and side facing double glazed windows and a side facing sealed unit door. Fitted with wall and base units with work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has space for an electric cooker with cooker hood above, space for a dishwasher and space for a fridge-freezer. There is complimentary tiling, tiled flooring, coving to the ceiling and a central heating radiator.

## **First Floor Landing**

With a side facing double glazed window.

## **Bedroom One**

14' 1" x 11' 3" ( 4.29m x 3.43m )

With a front facing double glazed window, a central heating radiator, coving to the ceiling and walk-in wardrobe with hanging and storage space.

## **Bedroom Two**

8' 5" x 9' 9" ( 2.57m x 2.97m )

With a rear facing double glazed window, a central heating radiator, coving to the ceiling and mirror fronted fitted wardrobes.

## **Bathroom**

With a side facing obscure double glazed window.

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a panelled bath with shower over. There is coving to the ceiling and tiling to the walls and floor.

## **Outside**

To the front of the property there is a lawned garden with a driveway providing ample off road parking for several cars which leads to the garage. To the rear of the property there is an enclosed mainly laid to lawn garden with patio area.



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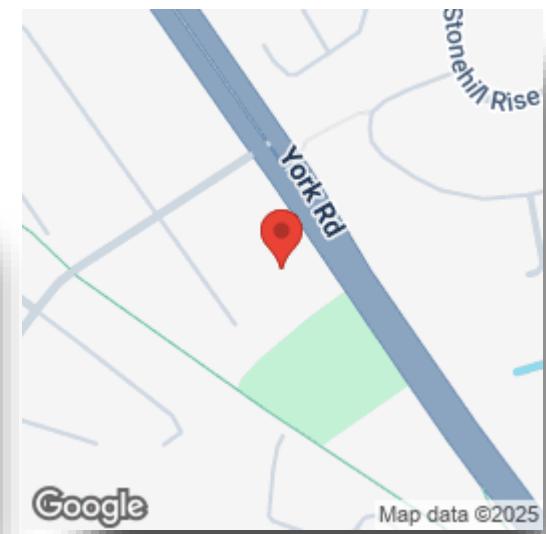
- GREAT LOCATION
- SPACIOUS LOUNGE
- OPEN PLAN
- CLOSE TO AMENITIES
- TWO DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

**£140,000**



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