

Top Hall Road,Bessacarr Doncaster

william h brown

welcome to

Top Hall Road,Bessacarr Doncaster

Situated on an elevated plot this stunning two bedroom detached bungalow is situated in this sought after location and benefits from close links to a range of shops, motorway transport links and local amenities. Ideally situated on one floor the property is ideal for retirement!













Entrance Hall
With a front facing exterior door, a central heating radiator and a useful storage cupboard. There is a wall mounted boiler, a loft hatch and access through to the two bedrooms, lounge and kitchen.

Lounge Dining Room
With a front facing double glazed bay window and rear facing French doors leading out to the rear garden, an electric feature fireplace, coving to the ceiling and three central heating radiators.

Kitchen
Fitted with a range of wall and base units with coordinating work surfaces which incorporates the sink and drainer with mixer tap. There is splashback tiling, a four ring gas hob, an electric oven and grill, plumbing for a washing machine and space for a fridge-freezer. There is coving to the ceiling, a side facing door, a rear facing double glazed window and a central heating radiator.

Bedroom One
With a rear facing double glazed window, coving to the ceiling, fitted wardrobes with cupboard which extend over the bed and a central heating radiator.

Bedroom Two
With fitted wardrobes, a side facing double glazed window and a central heating radiator.

Shower Room
Fitted with a low flush W.C, a wash hand basin on a vanity unit and a walk-in shower. There is a bidet, partial tiling to the walls, a side facing obscure double glazed window and a central heating radiator.

Outside
To the front of the property there is an open plan lawned garden with steps up the front entrance hall, there is a driveway providing ample off road parking which in-turn leads to the garage. To the rear of the property there is a generous garden which is mainly laid to lawn with a range of shrubs and plants to the borders providing a private and enclosed setting, ideal for hosting and entertaining.

Agent's Note
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Agent's Note
The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Garage
with up and over door and a further rear facing door to the garden.

Note
Please note that the AML fee covers 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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Top Hall Road, Bessacarr Doncaster

- TWO BEDROOM DETACHED BUNGALOW
- NO ONWARD CHAIN
- GENEROUS REAR GARDEN
- DRIVEWAY AND GARAGE
- SUBSTANTIAL PLOT WITH SCOPE TO IMPROVE

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in the region of

£350,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR126043

The Property Ombudsman

Property Ref:
DCR126043 - 0004

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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