

Restholme Mosham Road,Blaxton Doncaster

william h brown

welcome to

Restholme Mosham Road,Blaxton Doncaster

Offered to the market with no onward chain, this one/two-bedroom home presents an excellent opportunity for renovation and improvement. Situated in the popular and sought after village of Blaxton, the property offers fantastic potential for investors!













Entrance Porch
With a front facing wooden door and access into the dining room.

Dining Room
13' 9" x 10' 1" (4.19m x 3.07m)
With a front facing window and a central heating radiator.

Kitchen
10' 2" x 5' 5" (3.10m x 1.65m)
Fitted with a range of wall and base units with worksurfaces housing the sink and drainer with mixer tap. There is a four ring electric hob with extractor above, an electric oven and grill, plumbing for a washing machine, complimentary splashabck tiling, and a rear facing window.

Wet Room
Fitted with a low flush W.C, a wash hand basin and an electric shower, there is tiling to the walls, a side facing window and a chrome heated towel rail.

Sitting Room
11' 11" x 10' (3.63m x 3.05m)
A versatile space with rear facing sliding doors to the garden.

Lounge
13' 8" x 10' 5" (4.17m x 3.17m)
With a front facing window, decorative beams to the ceiling and a central heating radiator.

First Floor Landing
13' 11" x 8' 3" (4.24m x 2.51m)
A spacious landing which could be used as a second bedroom or home office with a front facing window, a central heating radiator and fitted wardrobes.

Bedroom One
10' 7" x 13' 1" (3.23m x 3.99m)
With fitted wardrobes, a central heating radiator, a front facing window and access to the loft via the hatch.

Outside
To the front of the property there is a generous driveway extending to the side and rear of the property, providing ample off-road parking for multiple vehicles. To the rear, there is a generous low-maintenance garden enclosed by perimeter fencing and featuring a range of shrubs and planters.

Agent's 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.

welcome to

Restholme Mosham Road, Blaxton
Doncaster

- ATTENTION INVESTORS & FIRST TIME BUYERS
- ONE / TWO BEDROOM SEMI-DETACHED HOME
- POPULAR SOUGHT AFTER AREA
- MULTIPLE RECEPTION ROOMS
- GROUND FLOOR WET ROOM

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

£135,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127455

The Property Ombudsman

Property Ref:
DCR127455 - 0002

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.

william h brown

01302 327121

doncaster@williamhbrown.co.uk

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

williamhbrown.co.uk