

Station Road,Arksey Doncaster

william h brown

welcome to

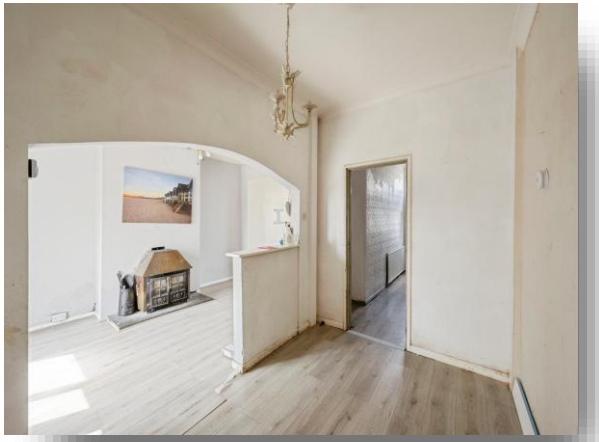
Station Road,Arksey Doncaster

GUIDE PRICE £125,000-£135,000. This three bedroom mid-terraced home is available with no onward chain and benefits from two reception rooms, a generous rear garden and an additional piece of land to the rear. Close to local amenities and transport links.













Entrance Hall
With a front facing exterior door, a central heating radiator and stairs which rise to the first floor landing.

Breakfast Room
With a central heating radiator, laminate flooring, access to the kitchen and an open arch through to the dining room.

Dining Room
With rear facing patio doors, laminate flooring, coving to the ceiling, a decorative feature fireplace and an open access to the lounge.

Lounge
With a front facing double glazed bay window, a central heating radiator and laminate flooring.

Kitchen
Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has under counter plumbing for a washing machine and space for a Range master gas cooker with cooker hood above. There is a wall mounted boiler, spotlights to the ceiling, a central heating radiator, a side facing double glazed window and a side facing upvc door leading out to the rear garden.

First Floor Landing
Bedroom One
With a front facing double glazed bay window, a central heating radiator, coving to the ceiling and fitted wardrobes.

Bedroom Two
With a rear facing double glazed window, coving to the ceiling and a central heating radiator.

Bedroom Three
With a front facing double glazed window, coving to the ceiling, a central heating radiator and a loft hatch.

Bathroom
Fitted with a low flush WC, a wash hand basin with mixer tap and a P-shaped bath with an electric shower over. There is a central heating radiator, coving to the ceiling and a rear facing obscure double glazed window.

Outside
To the front of the property there is a feature stone front garden wall whilst to the rear of the property there is a mainly laid to lawn garden with gate to the rear service lane. There is an additional piece of garden land to the rear and forms part of the particulars.

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Station Road, Arksey Doncaster

- GUIDE PRICE £125,000-£135,000
- POPULAR LOCATION
- IDEAL FOR A FIRST TIME BUYER, INVESTOR OR GROWING FAMILY
- BAY FRONTED WITH FEATURE STONE WALL
- LOUNGE AND DINING ROOM

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

offers in the region of

£110,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR126810

The Property Ombudsman

Property Ref:
DCR126810 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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