



**Hamilton Mews, Belle Vue Doncaster**

**welcome to**

**Hamilton Mews, Belle Vue Doncaster**

GUIDE PRICE £225,000-£250,000. Situated on this popular development close to a host of local amenities, Doncaster racecourse and the Dome is this stylishly presented three storey four bedroom end-townhouse. Benefits from a generous rear garden, off road parking and a garage.



### **Entrance Hall**

With a front facing door, a side facing double glazed window, a central heating radiator and stairs which rise to the first floor.

### **Lounge**

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

### **Dining Kitchen**

Fitted with a range of wall and base units with coordinating work surfaces housing the electric hob with extractor above. The kitchen has an electric oven, and integrated fridge-freezer and a centre island housing the sink and drainer with mixer tap beneath which is an integrated dishwasher and washing machine. There is tiled splashback, spotlights to the ceiling, a central heating radiator and area for a dining table and chairs. There is access to the downstairs w.c. and the dining kitchen is open plan to the garden room.

### **Downstairs W.C.**

Fitted with a low flush WC and a wall mounted wash hand basin with mixer tap. There is partial tiling to the walls and a side facing obscure double glazed window.

### **Garden Room**

With rear and side facing double glazed windows, rear facing patio doors leading out to the rear garden and a central heating radiator.

### **First Floor Landing**

With front and side facing double glazed windows, a central heating radiator and stairs which rise to the second floor.

### **Bedroom Two**

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

### **Bedroom Three**

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

### **Bedroom Four**

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

### **Bathroom**

Fitted with a low flush WC, a wall mounted wash hand basin with mixer tap and a panelled bath with shower attachment and screen. There is partial tiling to the walls, tiled flooring, extractor fan, downlights to the ceiling and a chrome heated towel rail.

### **Second Floor Landing**

With a side facing double glazed window, a central heating radiator and useful storage cupboard.

### **Bedroom One**

With a front facing double glazed window, a rear facing skylight window, two central heating radiators, built-in wardrobes and access to the loft. A door gives access to the en-suite shower room.

### **En-Suite Shower Room**

Fitted with a low flush WC, a wall mounted wash hand basin with mixer tap and a shower cubicle with shower. There is tiling to the walls and floor, an extractor fan and downlights to the ceiling.

### **Outside**

To the front of the property there is a ramp to the front entrance door with offroad parking and access to the garage. To the rear of the property there is a generous enclosed lawned garden with an extensive patio which extends to the side ideal for entertaining.

### **Garage**

With an up and over door.



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## Hamilton Mews, Belle Vue Doncaster

- GUIDE PRICE £225,000-£250,000
- DINING KITCHEN WITH INTEGRATED APPLIANCES  
OPEN PLAN TO GARDEN ROOM
- SPACIOUS LOUNGE
- DOWNSTAIRS WC
- SECOND FLOOR MASTER BEDROOM WITH EN-SUITE

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 800.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£225,000-£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126795 - 0002

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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.



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