

Heath Court,Warmsworth DONCASTER

william
h brown

welcome to

Heath Court,Warmsworth DONCASTER

Guide Price £220,000-£230,000 Situated within the heart of Warmsworth, this well presented four bedroom end-terrace home offers a range of spacious and versatile accommodation throughout and benefits from an elevated kitchen and lounge, an en-suite to the master bedroom and a convenient utility.













Entrance Hall
With a front facing sealed unit door, a front facing double glazed window and stairs which rise to the first floor landing. There is a useful storage cupboard, a central heating radiator and laminate flooring.

Study / Bedroom Four
A versatile bedroom which could cater as a further reception space, there are rear facing French doors to the garden, a central heating radiator and laminate flooring.

Utility Room
Fitted with wall and base units beneath which is plumbing for a washing machine and space for a dryer, there is a wall mounted boiler and a door to the rear garden.

Ground Floor Shower Room
Fitted with a low flush W.C, a wash hand basin and a walk in shower with screen. There is tiling to the walls and floor and a chrome heated towel rail.

First Floor Landing
With a front facing double glazed window, stairs which rise to the second floor and access to the kitchen diner and lounge.

Kitchen Dining Room
Fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is an induction hob with splashback and extractor above, an electric oven and grill and space for an American style fridge freezer. There is partial tiling to the walls and floor, a front facing double glazed window and feature downlights.

Lounge
With a rear facing double glazed window, rear facing French doors which open onto the Juliet balcony and a central heating radiator. There is laminate flooring and feature down lights.

Second Floor Landing
With a side facing double glazed window and a useful storage cupboard.

Bedroom One
With a rear facing double glazed window, a central heating radiator and access to the en-suite shower room.

En-Suite Shower Room
Fitted with a low flush W.C, a wash hand basin and a shower cubical with shower. There is a heated towel rail and an extractor fan.

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

Bedroom Three
With a rear facing double glazed window, a central heating radiator and a useful storage cupboard.

Family Bathroom
Fitted with a wash hand basin, a low flush W.C and a panelled bath with mixer tap and shower attachment. There is partial tiling, a front facing obscured double glazed window and a central heating radiator.

Integral Garage
With an up and over door and a further side facing internal door into the property.

Outside
To the front of the property, there is an open plan driveway which in turn leads to the integral garage. A pathway to the side provides convenient access to the rear garden.

To the rear, there is a low maintenance patio garden enclosed by fencing to the perimeter, featuring a pond and a wooden pergola.

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.

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Heath Court, Warmsworth DONCASTER

- GUIDE PRICE £220,000-£230,00
- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- POPULAR LOCATION
- CLOSE TO A HOST OF SHOPS, LOCAL AMENITIES AND REPUTABLE SCHOOLS
- DRIVEWAY AND INTEGRAL GARAGE

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

guide price

£220,000-£230,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DCR127184 - 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.

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