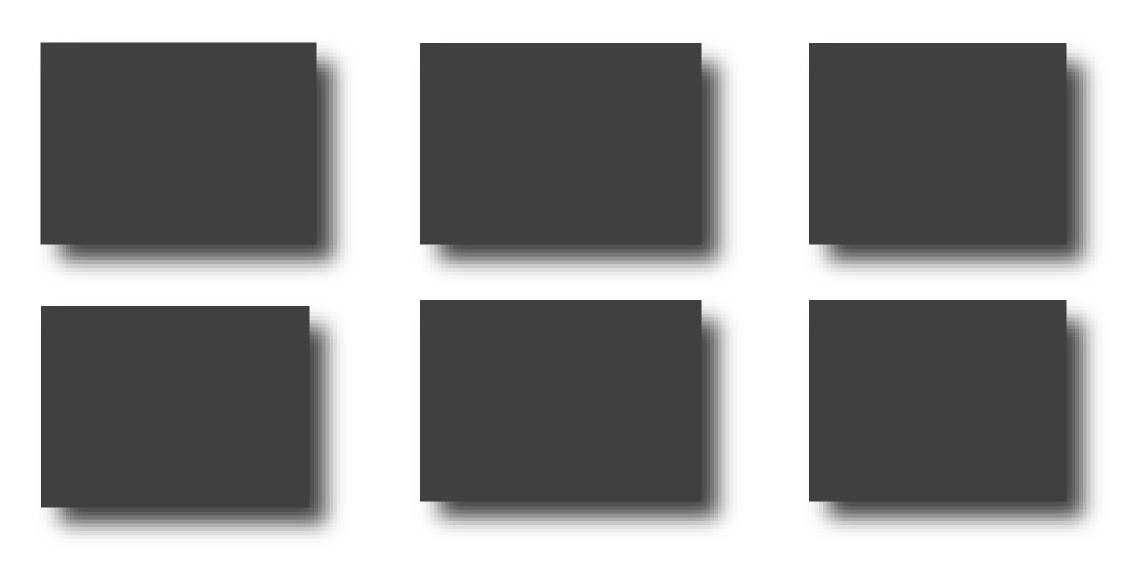


Elmfield Road, Hyde Park Doncaster

welcome to

Elmfield Road, Hyde Park Doncaster

This three bedroom mid-terraced home benefits from two reception rooms, an open plan kitchen and is ideally situated within walking distance to a host of local amenities and excellent transport links. Ideal for a first time buyer or investor!



Entrance Porch

With a front facing exterior door, tiled feature walls and access into the entrance hall.

Entrance Hall

With stairs which rise to the first floor landing and access through to the dining room.

Dining Room

With a rear facing double glazed window, a central heating radiator and an open archway into the lounge.

Lounge

With a front facing double glazed window, a gas feature fireplace and laminate flooring.

Kitchen

Fitted with an extensive range of wall and base units with coordinating worktops which incorporates the sink and drainer. There is plumbing for a washing machine, space for a fridge and freezer, a gas cooker point and an extractor fan. The room features rear and side facing double glazed windows, complimentary splashback tiling and area for a dining table and chairs. A side facing door provides access into the rear garden.

First Floor Landing

With a loft hatch.

Bedroom One

With two front facing double glazed windows and a central heating radiator.

Bedroom Two

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

Bedroom Three

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

Bathroom

Fitted with a low flush WC, a focal bath and a hand wash basin. There is a side facing obscure double glazed window, a heated towel rail and wall to floor tiling.

Outside

To the front there is a block paved front courtyard whist to the rear is a hard landscaped enclosed garden with decked areas and a rear gate to the rear service road.





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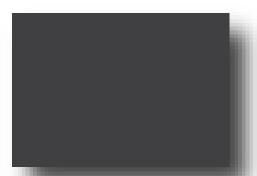
- ATTENTION INVESTORS AND FIRST TIME BUYERS!
- THREE BEDROOM MID-TERRACED HOME
- CLOSE TO A RANGE OF LOCAL AMENITIES, SHOPS AND SCHOOLS
- JUST MOMENTS AWAY FROM ELMFIELD PARK
- POPULAR LOCATION

Tenure: Freehold EPC Rating: D

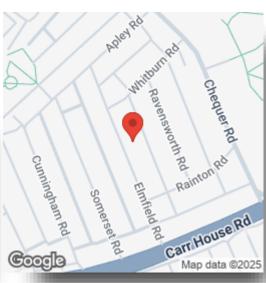
Council Tax Band: A

£140,000









Please note the marker reflects the postcode not the actual property





Property Ref: DCR115982 - 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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