



Park Lane Road, Dunsdale Doncaster DN7 4JN

welcome to

Park Lane Road, Dunsdale Doncaster

William H Brown are proud to present this well presented three bedroom detached property located within the sought after area of Dunsdale. Offering stunning rear garden, spacious open plan lounge / diner, three bedrooms and off street parking with electric gates & garage. Call us on 01302 842999!!



Entrance Hall

Comprising of wooden floor covering, a central heating radiator and storage space.

Lounge/ Dining Room

11' 7" max x 20' 7" max (3.53m max x 6.27m max)

Featuring a front facing double glazed window, a gas fire with hearth, a central heating radiator and wooden floor covering.

Kitchen

9' x 10' 9" (2.74m x 3.28m)

The fitted kitchen, including both wall and base units, features a fridge/ freezer, a stainless steel sink and drainer unit, a wall radiator, a rear facing double glazed window, laminate floor covering and a washing machine.

Conservatory

8' 3" x 10' 5" (2.51m x 3.17m)

Featuring a brick base, a central heating radiator, wooden floor covering and electric.

Landing

Including carpet floor covering and loft access.

Bedroom One

11' 10" x 8' 2" (3.61m x 2.49m)

Including a front facing double glazed window, laminate floor covering and a central heating radiator.

Bedroom Two

11' 4" x 7' 11" (3.45m x 2.41m)

Comprising of a rear facing double glazed window, laminate floor covering and a central heating radiator.

Bedroom Three

7' 4" into recess x 9' (2.24m into recess x 2.74m)

Including a front facing double glazed window, a central heating radiator and laminate floor covering.

Bathroom

Including a WC, wash hand basin, heated towel rail,

shower over the bath, a rear facing double glazed window and storage space. The bathroom is also fully tiled where visible.

Rear Garden

The stunning and well maintained rear garden comprises of a lawn space, a pond, established borders, a paved area, a raised decked area, bin storage area and two storage sheds.

Garage

Featuring an up and over door, side access from the rear garden and an electricity supply.



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welcome to

Park Lane Road, Dunsdale Doncaster

- Perfect Family Home
- Open Plan Lounge / Diner
- Stunning & Private Rear Garden
- Off Street Parking & Garage
- Three Bedrooms

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£220,000



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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.



Property Ref:
HTF105707 - 0008



Please note the marker reflects the postcode not the actual property



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