



Mill Lane, Warmsworth Doncaster

welcome to

Mill Lane, Warmsworth Doncaster

Located in the highly desirable village of Warmsworth, this spacious three bedroom semi-detached family home sits on a generous plot and offers a range of spacious living accommodation. Boasting multiple reception rooms, a driveway and a convenient garage to the rear. Ideal for a growing family!



Entrance

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

Lounge

With a front facing double glazed bay window, a central heating radiator and a gas feature fireplace to the focal point of the room.

Dining Room

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

Kitchen

Fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer. There is a gas hob with extractor above, an electric oven and grill, plumbing for a washing machine and complimentary splashback tiling. There is a side facing double glazed window, a rear facing door providing access to the rear garden and a central heating radiator.

First Floor Landing

With a side facing double glazed window.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Family Bathroom

Fitted with a low flush W.C, a wash hand basin and a panelled bath with shower over. There is tiling to the walls, a useful storage cupboard housing the wall mounted boiler, a central heating radiator and a rear facing obscured double glazed window.

Outside

To the front of the property, there is a lawned garden and a driveway providing off-road parking. Side gates give access to the rear of the property and the garage. The rear garden benefits from a useful garden store and an outdoor W.C together with a generous patio area. There are lawn sections and a range of mature shrubs and plants to the borders providing screening and privacy.

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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Mill Lane, Warmsworth Doncaster

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- CLOSE TO A RANGE OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- SOUGHT AFTER VILLAGE LOCATION
- IDEAL FOR A GROWING OR EXTENDED FAMILY

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126718 - 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.

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