



Crimpsall Road, Hexthorpe Doncaster

welcome to

Crimpsall Road, Hexthorpe Doncaster

This well presented two-bedroom terraced home is conveniently situated close to Doncaster city centre, train and bus station. Offering excellent investment and first time buyer potential, the property benefits from two reception rooms and is available with no onward chain!



Lounge

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

Dining Room

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

Kitchen

The fitted kitchen is equipped with fitted wall and base units with work surfaces housing the sink and drainer. The kitchen has space for under counter appliances that include an electric cooker, plumbing for a washing machine and space for a fridge-freezer. There is a side facing double glazed window, a central heating radiator and access to a rear lobby with side door and access to the ground floor bathroom.

Bathroom

Fitted with a low flush W.C, a wash hand basin and a bath with an electric shower over. There is complementary tiling, a rear facing double glazed window, an extractor fan and a central heating radiator.

First Floor Landing

With access to the first floor accommodation.

Bedroom One

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

Bedroom Two

with a rear facing double glazed window, a central heating radiator and a useful storage cupboard.

Outside

To the rear of the property is an enclosed rear yard garden with rear gate to the the service lane.

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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welcome to

Crimpsall Road, Hexthorpe Doncaster

- TWO BEDROOM MID-TERRACED PROPERTY
- WELL-PRESENTED THROUGHOUT
- SPACIOUS RECEPTION ROOM IDEAL FOR RELAXING AND ENTERTAINING
- SEPARATE DINING ROOM OFFERING VERSATILE LIVING SPACE
- GROUND FLOOR STYLISH BATHROOM

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

£85,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR127267 - 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.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)