



Hexthorpe Road, Hexthorpe Doncaster

welcome to

Hexthorpe Road, Hexthorpe Doncaster

Attention investors! This four bedroom mid-terraced property is situated in this popular location close to a host of local amenities, excellent transport links and within walking distance to the City Centre.



Entrance Hall

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

Lounge

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

Dining Room

With a rear facing window and a central heating radiator.

Kitchen

Fitted with a range of wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob with cooker hood above, an electric oven and plumbing for a washing machine. There is a central heating radiator, splashback tiling, a cupboard housing the boiler, a side facing window, a side facing door leading out to the rear garden and a door to the cellar.

Cellar

Ideal for storage.

First Floor Landing

With a useful storage cupboard, a central heating radiator and stairs to the second floor.

Bedroom Two

With two front facing windows, a central heating radiator and access to the en-suite.

En-Suite

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap, a shower cubicle with shower and a heated towel rail.

Bedroom Three

With a rear facing window, a central heating radiator and access to the en-suite.

Em-Suite

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap, a shower cubicle with shower and a heated towel rail.

Bedroom Four

With a rear facing window and a central heating radiator.

Shower Room

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a shower cubicle with shower.

Second Floor

Bedroom One

With a front facing window, a central heating radiator and access to the en-suite.

En-Suite

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a shower cubicle with shower.

Outside

To the rear of the property there is an enclosed courtyard.



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- POPULAR LOCATION
- THREE EN-SUITES
- CELLAR IDEAL FOR STORAGE
- TWO RECEPTION ROOMS
- NO ONWARD CHAIN

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

£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126997 - 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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