



Hexthorpe Road, Hexthorpe Doncaster

welcome to

Hexthorpe Road, Hexthorpe Doncaster

Situated in this popular location close to a host of local amenities, excellent transport links and within walking distance to the City Centre is this five bedroom. The property is currently being used as a HMO with five en-suites.



Entrance Hall

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

Dining Room

With a rear facing window and a central heating radiator.

Dining Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob with cooker hood above, an electric oven, plumbing for a washing machine and space for a fridge-freezer. There is a wall mounted boiler, splashback tiling, a rear facing window, a rear facing door leading out to the rear garden and access to the basement.

Bedroom Five

With 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.

First Floor Landing

With a storage cupboard.

Bedroom One

With three 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 and a shower cubicle with shower.

Bedroom Three

With a rear 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.

Bedroom Four

With a rear 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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welcome to

Hexthorpe Road, Hexthorpe Doncaster

- IDEAL INVESTMENT OPPORTUNITY
- FIVE DOUBLE BEDROOMS EACH WITH AN EN-SUITE
- WELL-PRESENTED THROUGHOUT
- MODERN DINING KITCHEN
- CURRENTLY SERVED AS A HMO

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:
DCR126983 - 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.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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