



Carr House Road, Hyde Park Doncaster

welcome to

Carr House Road, Hyde Park Doncaster

GUIDE PRICE £160,000-£170,000 This fabulous spacious mid-terrace home has been upgraded to a high standard throughout and is situated within walking distance to a range of shops, schools and local amenities. Ideal opportunity for a first time buyer or investor!



Entrance Hall

With a front facing sealed unit door, tiled flooring, a central heating radiator and a useful understairs storage cupboard.

Clock Room

Fitted with an automatic flush W.C, a wash hand basin and a chrome heated towel rail. There is a front facing obscure double glazed window and tiling to the floor.

Lounge

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

Dining Room

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

Dining Kitchen

Recently witted with a range of high gloss wall and base units with coordinating work surfaces housing the inset sink and drainer with mixer tap. There is a five ring gas hob with extractor above, an integrated oven, and microwave, plumbing for a washing machine and complimentary tiling. There is an integrated dryer and dishwasher, further space for a fridge-freezer, tiled flooring and a rear facing door to the garden.

First Floor Landing

With a front facing double glazed window, a cupboard housing the gas central heating boiler and a central heating radiator.

Bedroom One

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

Bedroom Two

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

Bedroom Three

With a front facing double glazed window, laminate

flooring and a central heating radiator.

Shower Room

Fitted with a low flush W.C, a wash hand basin and a walk-in shower cubicle. There is a front facing obscure double glazed window, a chrome heated towel rail, tiling to the walls and floor and an extractor fan.

Outside

To the front of the property there is an enclosed garden, whilst to the rear there is a good sized lawned garden with shrubs and plants to the borders, a raised patio area with sheltered canopy ideal for hosting and entertaining.

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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Carr House Road, Hyde Park Doncaster

- GUIDE PRICE £160,000-£170,000
- THREE BEDROOM MID-TERRACED FAMILY HOME
- MOVE STRAIGHT IN!
- DINING ROOM
- RECENTLY FITTED WREN DINING KITCHEN WITH INTEGRATED APPLIANCES

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£160,000-£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126406 - 0005

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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