



Doe Royd Crescent,

welcome to

Doe Royd Crescent,

Ideal for first-time buyers or investors, this two-bedroom semi-detached home offers a lounge/diner, kitchen, bathroom, front and rear gardens, and easy access to shops, schools and transport links.



Hall

Having a side facing double glazed window, stairs leading to the first floor accommodation and providing access to the front entrance door.

Lounge / Diner

Having a front facing double glazed window, two radiators and patio doors providing access to the rear garden.

Kitchen

Having a range of wall and base units with an inset stainless steel sink. Integrated oven with induction hob and extractor hood. Space and plumbing for a washing machine and housing the boiler. A built in cupboard. A side door providing access to the rear garden.

Landing

Having a side facing double glazed window.

Bedroom One

Having a front facing double glazed window, radiator and a built in storage cupboard.

Bedroom Two

Having a rear facing double glazed window and a radiator.

Bathroom

Having a rear facing double glazed window, WC and sink basin. A bath suite with a shower above.

Garden

Having an enclosed lawned rear garden with a paved patio area.



view this property online williamhbrown.co.uk/Property/CPK115357



welcome to

Doe Royd Crescent,

- Two bedrooms
- Semi-detached property
- Contemporary interiors throughout
- Front & rear garden
- Access to local amenities

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers in the region of

£150,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK115357



Property Ref:
CPK115357 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk