



St. Wilfrids Road, Bessacarr Doncaster

welcome to

St. Wilfrids Road,Bessacarr Doncaster

Situated in this highly sought after location, this spacious three bedroom semi-detached home is offered to the market with no onward chain. Occupying a generous plot the property is ideal for first-time buyers and growing families alike. Opportunity to put your own stamp on!



Entrance Hall

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

Lounge

14' 7" x 13' 1" (4.45m x 3.99m)

With a stone feature wall, a feature fireplace, a central heating radiator and a front facing double glazed window.

Kitchen

11' 5" x 8' 1" (3.48m x 2.46m)

Fitted with a range of wall and base units with coordinating worktops housing the sink and drainer. There is a gas cooker point, space for a fridge freezer, plumbing for a washing machine and complimentary splashback tiling. There is a rear facing double glazed window, a central heating radiator and access to the utility room.

Utility Room

8' 1" x 6' (2.46m x 1.83m)

With a rear facing window, a side facing door to the garden and access to the W.C.

Ground Floor W.C

Fitted with a low flush W.C and a side facing obscured double glazed window.

First Floor Landing

With a side facing double glazed window and access to the loft via the hatch.

Bedroom One

13' 1" x 9' (3.99m x 2.74m)

With a front facing double glazed window, built in wardrobes and a central heating radiator.

Bedroom Two

11' x 8' 1" (3.35m x 2.46m)

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

Bedroom Three

9' 10" x 7' 10" (3.00m x 2.39m)

With a front facing double glazed window, a central heating radiator and the bulk head.

Bathroom

Fitted with a low flush W.C, a wash hand basin and a bath tub. There is a rear facing obscured double glazed window and a walk in shower.

Outside

To the front of the property the driveway is enclosed with gates whilst to rear the garden is mainly laid to lawn with shrubs and plants to the borders.

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

St. Wilfrids Road, Bessacarr Doncaster

- THREE BEDROOM SEMI-DETACHED PROPERTY
- POPULAR SOUGHT AFTER LOCATION
- IDEAL FOR A FIRST TIME BUYER OR GROWING FAMILY
- CLOSE TO A RANGE OF SHOPS, SCHOOLS AND LOCAL AMENITIES
- OPPORTUNITY TO PUT YOUR OWN STAMP ON

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR127047 - 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



01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk