



Langdale Drive, Scawthorpe Doncaster

welcome to

Langdale Drive, Scawthorpe Doncaster

A beautifully presented updated two bedroom semi-detached home which offer spacious accommodation and a practical layout. The property has a generous lounge, utility space, a driveway providing off road parking and conveniently located close to local amenities and transport links.



Entrance Porch

With a side facing composite door and a further door to the entrance hall.

Entrance Hall

With a central heating radiator and stairs which rise to the first floor landing.

Lounge

An attractive dual aspect lounge with front and rear facing double glazed windows, two central heating radiators, built-in storage to the alcoves and a feature fireplace housing the gas fire.

Kitchen

Fitted with a range of high gloss wall and base units with work surfaces housing the composite sink with mixer tap. The kitchen has an integrated microwave, oven and fridge-freezer and a ceramic hob with extractor above. There is a central heating radiator, spotlights to the ceiling, splashback tiling, a rear facing double glazed window and a side facing door to the side hall.

Side Hall

With side facing patio doors to the rear garden, a front facing additional entrance door, access to the utility and store.

Utility

With plumbing for a washing machine.

First Floor Landing

With a storage cupboard housing the boiler.

Bedroom One

With two front facing double glazed windows and a central heating radiator.

Bedroom Two

With a rear facing double glazed window, a central heating radiator, storage cupboard and access to the loft.

Bathroom

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a panelled bath with shower over and screen. There is tiling to the walls and floor, downlights to the ceiling, a heated towel rail and a side facing obscure double glazed window.

Outside

To the front of the property there is a low maintenance pebbled garden with a driveway providing off road parking. To the rear of the property there is an enclosed lawned garden with paved patio areas, pebbled areas, well-stocked borders and a garden shed.

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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Langdale Drive, Scawthorpe Doncaster

- STYLISHLY PRESENTED THROUGHOUT
- DUAL ASPECT LOUNGE
- HIGH GLOSS KITCHEN
- UTILITY ROOM
- MODERN BATHROOM

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

£155,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR127169 - 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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