

Royal Avenue,Doncaster

william h brown

welcome to

Royal Avenue,Doncaster

Situated within walking distance of Doncaster City Centre is this immaculately presented four bedroom end-terraced Edwardian home. The property benefits from spacious accommodation throughout, resident parking and a generous double garage. Situated close to a range of shops, schools and amenities.













Entrance Porch
With a front facing oak panelled door with original stained leaded light glass, decorative tiling and access to the entrance hall.

Entrance Hall
With tile effect flooring and a central heating radiator.

Lounge
With a front facing double glazed bay window, laminate flooring and original picture rail and mouldings. There is a solid fuel original fireplace as the focal point of the room and coving to the ceiling. The lounge is open to the dining room.

Dining Room
With shelving and bookcases to the recess, laminate flooring, a central heating radiator, original picture rail and a rear facing French doors which lead out to the rear garden.

Kitchen
Fitted with a range of shaker style base units with work surfaces housing the ceramic 1 and 1/2 bowl sink and drainer. The kitchen has a gas hob with extractor above, an electric oven, plumbing for a washing machine and dishwasher and space for a fridge-freezer. There is a central heating radiator, tiling to the floor, stainless steel shelving, a rear facing double glazed window and a door which gives access to the cellar with pantry storage.

Cellar One
With work surfaces and a central heating radiator.

Cellar Two
First Floor Landing
Bedroom Two
A spacious room with two front facing double glazed windows providing an abundance of natural light, a feature fireplace and a central heating radiator.

Bedroom Three
With a side facing double glazed window and a central heating radiator.

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

Shower Room
Fitted with a low flush WC, a wash hand basin fitted into a vanity unit and a double shower cubicle with shower and tiled surround. There is partial tiling to the walls, tiled flooring and a central heating radiator.

Bathroom
Fitted with a double ended spa bath with jets, twin wash hand basins fitted into a vanity and a low flush W.C. There is a rear facing obscure double glazed window, four wall light points, wooden flooring and partial tiling to the walls.

Second Floor
Bedroom One
With a side facing double glazed window and two further skylight windows. There is access to the roof space.

Outside
To the front of the property there is a gated enclosed garden with tree whilst to the rear there is a low maintenance courtyard style garden with patio, outside tap, coal bunker and a garden shed. There is rear access to the double garage.

Double Garage
A spacious double garage with a double electric door, two side facing double glazed windows, power, lights and a further door to the garden. There is useful storage space with workshop benches.

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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Royal Avenue, Doncaster

- FOUR BEDROOM END-TERRACED HOME
- GENEROUS DOUBLE GARAGE TO FIT TWO CARS AND RESIDENT ON STREET PARKING
- WELL-PRESENTED THROUGHOUT
- SPACIOUS ROOM SIZES
- ONE OF A KIND FIND

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

offers in the region of

£250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR126088

The Property Ombudsman

Property Ref:
DCR126088 - 0006

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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