





IN SEARCH OF A CENTRAL DONCASTER LOCATION, THIS MODERN TWO BEDROOM END PROPERTY COULD BE THE ONE.

Positioned on a recent development on North Street, within two miles of Doncaster centre, M18 Access, A1M access and plenty of surrounding amenities, the property location has plenty to offer. Immaculately decorated throughout, all buyers will be impressed by the presentation of the house, which briefly comprises of entrance hallway, open plan living/kitchen/dining area, separate utility space/WC, stairs, first floor landing, two spacious bedrooms, bathroom with three piece suite and two off street parking spaces. A LOVELY HOME THAT SHOULD BE SEEN.

ENTRANCE HALL

4' 3" x 6' 11" (1.32m x 2.13m) On entering this deceptively spacious home on North Street in the Hyde Park area of DN4, you will be pleasantly surprised by the space available to you, the front facing double glazed frosted door leads to the entrance hallway, side facing double glazed window, radiator and stairs to the first floor.

LIVING SPACE

12' 7" x 11' 2" (3.86m x 3.41m) Fabulous entertaining space with an open plan living kitchen/dining area, open access to the kitchen space, two front facing double glazed windows, radiator, coving to the ceiling and a television point.

KITCHEN AREA

10' 2" x 7' 8" (3.12m x 2.36m) Beautifully presented kitchen with a range of modern fitted kitchen units at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, four ring gas hob with extractor hood above, electric oven, space for a fridge/freezer, breakfast bar and a door to the utility/WC.



UTILITY ROOM/WC

6' 8" x 2' 11" (2.05m x 0.89m) A useful room offering further work surface, base storage unit, plumbing for a washing machine, wash hand basin, low flush WC and a radiator.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

7' 4" x 9' 6" (2.24m x 2.90m) Providing access to both bedrooms/bathroom, side facing double glazed window, loft access point and two storage cupboards.

BEDROOM

9' 8" x 12' 5" (2.95m x 3.80m) Spacious double bedroom with front facing double glazed window, radiator and a television point.

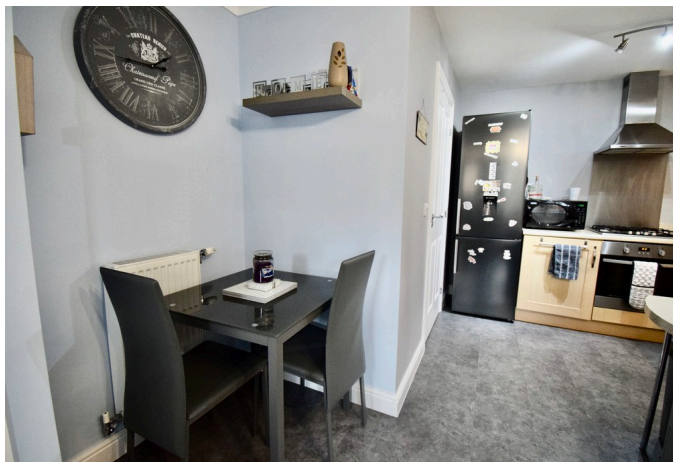
BEDROOM

7' 4" x 9' 1" (2.25m x 2.77m) Also positioned at the front of the property with front facing double glazed window and a radiator.

BATHROOM

7' 1" x 6' 0" (2.16m x 1.84m) Nicely presented bathroom with a three piece suite that comprises of a low flush WC, wash hand basin, bath with a shower screen mounted above, electric shower unit, partially tiled walls, extractor fan and a radiator.







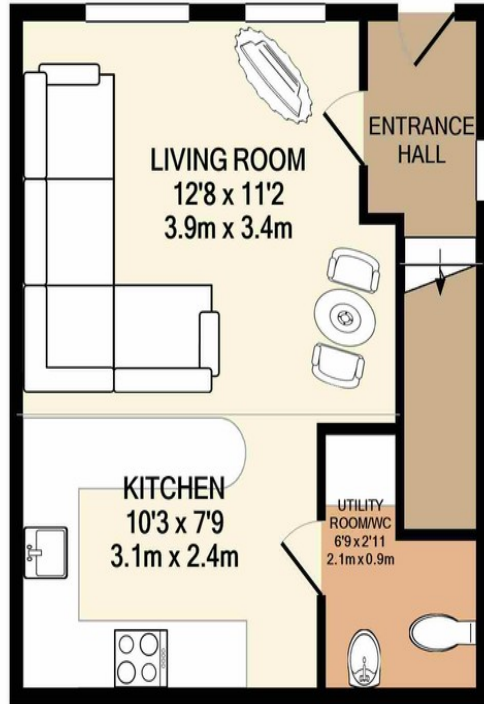
FRONT GARDEN

Small paved front garden with a wall enclosure, double gates provide access to the garden with a central lawn area.

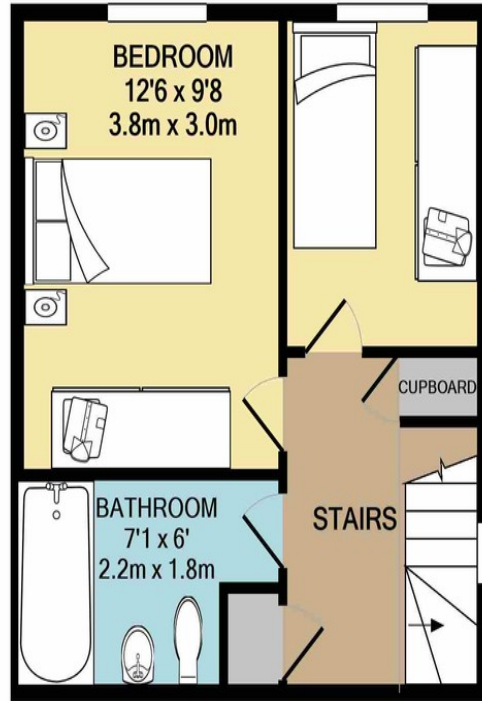
OFF STREET PARKING

Two off street parking spaces are available on the paved area to the front of the house.





GROUND FLOOR
APPROX. FLOOR
AREA 325 SQ.FT.
(30.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 323 SQ.FT.
(30.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 648 SQ.FT. (60.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		