



**Hamilton Mews, Belle Vue Doncaster**



**welcome to**

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This spacious four bedroom mid-terrace town house offers a stylish modern interior and generous living accommodation throughout, benefiting from a en-suite to master bedroom, a ground floor W.C and is positioned within close reach to a range of shops schools and local amenities.



### **Entrance Hall**

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

### **Lounge**

14' 8" x 12' 7" ( 4.47m x 3.84m )

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

### **Kitchen**

15' 11" x 11' 10" ( 4.85m x 3.61m )

Fitted with a range of wall and base units with coordinating worktops which incorporates the electric oven and grill, there is a stainless steel extractor fan, an integrated microwave and focal breakfast island which houses the sink and drainer. There are rear facing sliding doors, a rear facing double glazed window and a central heating radiator.

### **Ground Floor W.C**

Fitted with a low flush W.C, a hand wash basin and a central heating radiator.

### **First Floor Landing**

With a central heating radiator and a storage cupboard.

### **Bedroom Two**

9' 5" x 8' 3" ( 2.87m x 2.51m )

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

### **Bedroom Three**

11' 9" x 9' 6" ( 3.58m x 2.90m )

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

### **Bedroom Four**

7' 6" x 6' 2" ( 2.29m x 1.88m )

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

### **Family Bathroom**

Fitted with a low flush W.C, a hand wash basin and a bath with shower over. There is a heated towel rail and an extractor fan.

### **Second Floor Landing**

With access to the primary bedroom and en-suite.

### **Bedroom One**

19' 5" x 10' 2" ( 5.92m x 3.10m )

Situated on the second floor with two central heating radiators, a walk in wardrobes, a rear facing skylight window and a front facing double glazed window.

### **En-Suite**

Fitted with a walk in shower, a low flush W.C and a wash hand basin. There is a central heating radiator and an extractor fan.

### **Outside**

To the front of the property there is an open plan lawn with mature shrubs and plants to the borders and there is a pathway which intern leads to the front entrance.

To the rear there is a mainly laid to lawn garden with patio areas and fencing.



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## Hamilton Mews, Belle Vue Doncaster

- FOUR BEDROOM MID-TERRACE PROPERTY
- TOWN HOUSE STYLE HOME
- SPACIOUS LIVING ACCOMMODATION
- POPULAR SOUGHT AFTER LOCATION
- MODERNISED THROUGHOUT

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126174 - 0002

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william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)