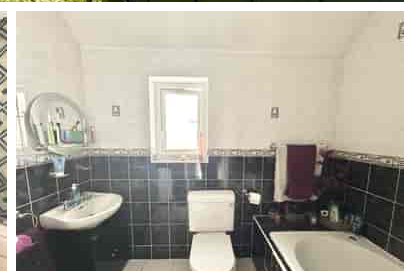


Anson Grove
Auckley
DN9 3QN
01302 867888



York Street, Doncaster

£145,000

3Keys Property are pleased to present to the open sales market this 3 bedroom mid terrace property in Rossington, Doncaster. Benefitting from new windows and doors and new render, the property briefly comprises of: entrance hallway, lounge, kitchen/diner offering access to the enclosed rear garden, downstairs W/C, 3 bedrooms and family bathroom. Conveniently located for local amenities including supermarket, convenience stores and reputable schools. There is access to local transport links and the Great Yorkshire Way offering access to the M18/A1 motorway networks and iPort. Viewings are essential and are available via the agent.

- 3 BEDROOM MID TERRACE
- SPACIOUS LOUNGE/DINER WITH FRENCH DOORS
- REAR GARDEN WITH PATIO
- CONVENIENTLY LOCATED FOR AMENITIES AND MOTORWAY LINKS
- VIEWINGS HIGHLY RECOMMENDED
- OFF STREET PARKING
- GROUND FLOOR W/C
- NEW WINDOWS AND DOORS
- WALKING DISTANCE TO A LOCAL PRIMARY SCHOOLS
- IDEAL FIRST TIME BUYER PROPERTY

PROPERTY INFORMATION

A welcoming entrance hallway offers access to the lounge, kitchen/diner, W/C, understairs storage cupboard and stairs lead to the first floor accommodation. The kitchen/diner offers a mix of wall and base units, electric oven and hob, sink with mixer tap and space for a washing machine and fridge/freezer. There is a breakfast bar area, rear window and door to the rear garden. There are 2 single pendant light fittings, central heating radiator and vinyl flooring. A dual aspect spacious lounge offers patio doors onto the garden, with single pendant light fitting, central heating radiator and finished with carpet. A convenient downstairs W/C with obscure glass window, single pendant light fitting and vinyl flooring.

To the first floor there are 3 bedrooms and family bathroom. A spacious, dual aspect bedroom with pendant light fitting, central heating radiators and carpet to the floor. A front facing bedroom with single pendant light fitting, central heating radiator and carpet to the floor. A rear facing bedroom with single pendant light fitting, central heating radiator and carpet to the floor. A fully tiled family bathroom with bathtub and overhead shower, hand basin and W/C, radiator, obscured glass window, single pendant light fitting and vinyl flooring.

The property boasts kerb appeal following on from the rendering and new windows and doors. There is a secure gate and benefits from off street parking to the front and access to the rear garden through the ginnel. The rear garden is mainly laid to lawn with a patio areas and outdoor store. Close to local amenities, shops and reputable schools. There is access to local transport links and the Great Yorkshire Way offering access to the M18/A1 motorway networks and iPort, viewings are a must.

ENTRANCE HALLWAY

3.57m x 2.10m (11' 9" x 6' 11")

KITCHEN/BREAKFAST ROOM

4.29m x 2.89m (14' 1" x 9' 6")

LOUNGE

3.64m x 5.45m (11' 11" x 17' 11")

BEDROOM 1

4.09m x 5.22m (13' 5" x 17' 2") (MAXIMUM MEASUREMENTS)

BEDROOM 2

2.47m x 2.47m (8' 1" x 8' 1")

BEDROOM 3

3.53m x 2.62m (11' 7" x 8' 7")

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – TBC

Tenure – Freehold

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not check rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the Scripps provided facts, measurements, or other, whether taken and any other errors are approximations and not responsible to claim for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, features and specifications shown have not been tested and no guarantee as to their operability or efficiency can be given.
Meadwell Mortgage C204