

Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Applehaigh Drive, Doncaster

£175,000

3Keys Property are delighted to offer for sale this well presented, 2 bedroom semi detached property which is situated in a quiet cul de sac on this highly sought-after development in Kirk Sandal, Doncaster. The property is offered in ready to move into condition and benefits from a rear aspect kitchen with French doors onto the patio, open plan lounge, 2 double bedrooms, family bathroom with shower over bath and parking for 2 cars. To view, contact 3Keys Property 01302 867888.

- 2 BEDROOM SEMI DETACHED PROPERTY
- ENVIABLE PLOT WITH OPEN ASPECT VIEW TO THE FRONT
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- STUNNING BATHROOM WITH SHOWER OVER BATH
- DRIVEWAY FOR 2 CARS

- PRESENTED IMMACULATEDLY THROUGHOUT
- PERFECT OPPORTUNITY FOR A FTB OR SMALL FAMILY
- LIGHT & AIRY LIVING AREA
- 2 DOUBLE BEDROOMS
- WALKING DISTANCE TO LOCAL AMENITIES AND TRAIN STATION

## PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this well presented, 2 bedroom semi detached property which is situated in a quiet cul de sac on this highly sought-after development in Kirk Sandal, Doncaster. The property is offered in ready to move into condition and benefits from a rear aspect kitchen with French doors onto the patio, open plan lounge, 2 double bedrooms, stunning family bathroom with shower over bath and parking for 2 cars. The rear garden is not overlooked and landscaped with patio and grass lawn and the front of the property is private with a lovely view. To view, contact 3Keys Property 01302 867888.

Accommodation briefly comprises of; entrance porch, light and airy front aspect lounge and rear aspect modern kitchen with a range of integral appliances and French doors leading onto the garden. Stairs lead to first floor landing off which are 2 double bedrooms and a modern family bathroom. This property benefits from off-road parking for 2 cars and a secure rear garden.

## GROUND FLOOR

There is an entrance porch to the front of the property which has a front aspect window, fitted carpet to floor, a radiator, single pendant light fitting and space for coats and shoes. Door leading to open plan lounge.

Lounge with front aspect window, carpet fitted to floor, under stairs store cupboard, radiator, 2 single pendant light fittings, stairs to first floor accommodation and door to kitchen.

The stylish kitchen is fully fitted with floor and wall units and contrasting worktops. Integrated appliances include an oven and electric hob with extractor hood, fridge, freezer, dishwasher and plumbing for washing machine. French doors open out onto the rear garden. The floor is fitted with vinyl flooring, there is a radiator and single pendant light fitting to this room.

## FIRST FLOOR

Landing with carpet to floor, single pendant light fitting and access to both bedrooms and family bathroom. There is access to the partially boarded loft via a ladder.

Bedroom 1 has a rear aspect window, carpet to floor, single pendant light fitting and radiator. Bedroom 2 has a front aspect window, carpet to floor, single pendant light fitting, store cupboard and radiator.

Side aspect, part tiled family bathroom which has a white suite comprising of a bath tub with shower over, hand basin with unit and wc. There is tiled flooring, single pendant light fitting and heated towel rail.

## EXTERNAL

This property benefits from a great plot tucked away off the cul de sac. The rear garden is fully enclosed and is mainly laid to lawn with a patio area and garden shed for storage. There is access to the front of the property via a secure gate. A long driveway provides parking for 2 cars and the front garden is mainly laid to lawn with mature shrubs.

This development offers easy access to Doncaster City Centre and beyond with a train station within walking distance. The M18 motorway network is a short drive away. There are a number of local schools and the area is served well with local amenities including convenience store and coffee shop within walking distance and many local walks which give this area a semi rural feel. To view this property,



contact 3Keys Property today 01302 867888.

## ENTRANCE PORCH

## LOUNGE

3.64m x 5.32m (11' 11" x 17' 5")

## KITCHEN

2.07m x 3.62m (6' 9" x 11' 11")

## BEDROOM 1

2.97m x 3.64m (9' 9" x 11' 11") MAX MEASUREMENT

## BEDROOM 2

2.55m x 3.64m (8' 4" x 11' 11")

## BATHROOM

1.67m x 2.06m (5' 6" x 6' 9")

## ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – D

Tenure – Freehold

Boiler - Conventional boiler with storage tank

Parking - Driveway with parking for 2 cars.

## DISCLAIMER

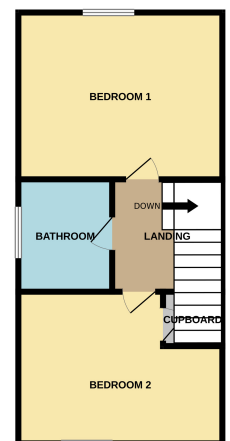
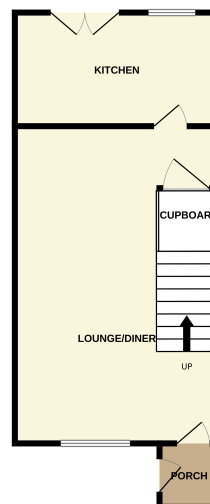
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, 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 checked 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

GROUND FLOOR  
270 sq.ft. (25.1 sq.m.) approx.

1ST FLOOR  
259 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA: 529 sq.ft. (49.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, capacity and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information only and should not be used as a basis for any prospective purchase. The accuracy of the figures is not guaranteed and the purchaser should verify the same as to their own satisfaction. The information is provided for general information only and does not constitute an offer.