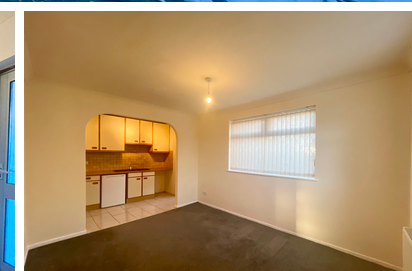
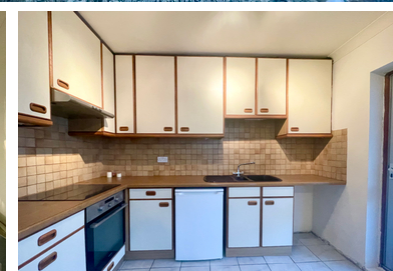
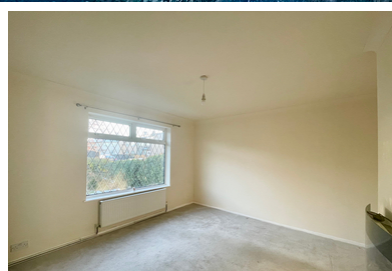
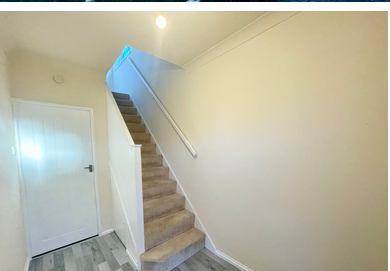


Anson Grove
Auckley
DN9 3QN
01302 867888



Elmfield Road, Doncaster

£115,000

3Keys Property are delighted to present for sale this 3 bedroom semi detached property, situated on a corner plot in Rossington, Doncaster and offered with no onward chain. Accommodation comprises of front aspect lounge, spacious kitchen/dining room, utility room, 3 bedrooms and a family bathroom with bath tub and walk-in shower. The property has a paved driveway for 2 cars and gardens to the front and side of the property - there is a small yard to the rear with storage shed and a new combination boiler was installed 2 years ago. To view this property, contact 3Keys Property 01302 867888.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- FRONT FACING LIVING ROOM
- UTILITY & STORE ROOM
- LARGE ENCLOSED CORNER PLOT WITH PATIO AREAS
- VIEWING IS HIGHLY RECOMMENDED

- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION
- LIGHT & AIRY KITCHEN / DINER
- FOUR PIECE FAMILY BATHROOM
- SECURE GATED DRIVEWAY
- LOCATED CLOSE TO SOUGHT AFTER SCHOOLS AND EASY MOTORWAY ACCESS

PROPERTY DESCRIPTION

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GROUND FLOOR

Entrance hallway with carpet to floor, radiator, single pendant light fitting, under stairs cupboard and stairs leading to first floor accommodation. Front aspect lounge with carpet to floor, radiator and single pendant light fitting.

Rear aspect kitchen/dining room which is fully fitted with floor and wall units, integrated appliances which include oven, hob, extractor hood and plumbing for washing machine, tiled floor and single pendant light fitting. The dining area has carpet to floor, side and rear aspect window, store cupboard, radiator and single pendant light fitting.

Door to utility/rear porch which has a rear aspect window, laminate floor covering, power supply and single pendant light fitting.

FIRST FLOOR

Landing with side aspect window, radiator, access to loft and carpet to floor. There is also a store cupboard and access to all 3 bedrooms and family bathrooms.

Bedroom 1 has a front aspect window, carpet to floor, radiator, single pendant light fitting and store cupboard with hanging space, bedroom 2 has a rear aspect window, carpet to floor, radiator, single pendant light fitting and store cupboard with hanging space, bedroom 3 has a front aspect window, carpet to floor, radiator and single pendant light fitting.

The family bathroom is situated at the rear of the property and is fully tiled with white suite comprising bath tub, walk in shower, hand basin, wc, spot lighting, heated towel rail and laminate floor covering.

EXTERNAL

The property is situated on a large corner plot with a front and side garden, mainly laid to lawn with driveway for 2 cars. To the rear of the property is a small yard area and outbuilding for additional storage.

HALLWAY

LOUNGE

3.84m x 4.03m (12' 7" x 13' 3")

KITCHEN

1.82m x 3.11m (6' 0" x 10' 2")

DINING AREA

3.85m x 3.11m (12' 8" x 10' 2")

BEDROOM 1

3.16m x 3.96m (10' 4" x 13' 0") MIN MEASUREMENT

BEDROOM 2

3.44m x 2.99m (11' 3" x 9' 10") MIN MEASUREMENT

BEDROOM 3

2.55m x 2.51m (8' 4" x 8' 3") MAX MEASUREMENT -

BATHROOM

1.68m x 2.23m (5' 6" x 7' 4")

LANDING

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – D

Tenure – Freehold

Heating - Gas central heating and recently installed Combination boiler in 2022.

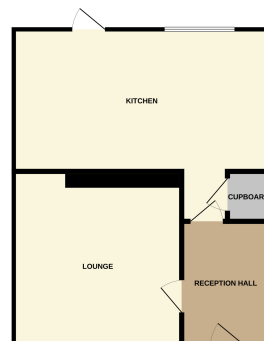
DISCLAIMER

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.

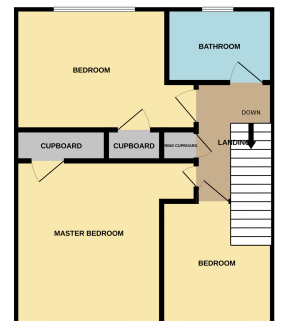
Offer Procedure

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 floorplans contained here, measurements of sites, buildings, 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 not be used as such by any prospective purchaser. The service, address and telephone number have not been checked and no guarantee as to their availability is given by the agent. Money Mail Mortgage CC204