



49 Leyburn Road, Doncaster, DN6 8NH
Offers In Excess Of £200,000 Freehold


MARTIN&CO

Leyburn Road, Doncaster

3 Bedrooms, 1 Bathroom

Offers In Excess Of £200,000

- Wonderful family home
- Very popular location
- Close to local schools
- Close to amenities
- Close to excellent commuter links
- Close to Yorkshire Countryside
- Garden Room

A rare opportunity to purchase a deceptively large three bedroom semi-detached property located in a very popular area of Doncaster, close to good schools local amenities and fantastic transport links. The property has been sympathetically extended and now provides a stylish living space with a degree of flexibility Briefly comprising of a recently refurbished kitchen opening into the dining/ garden room and a large sitting room on the ground floor. Located

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on the first floor are two double bedrooms, one with a range of fitted wardrobes, a single bedroom and a family bathroom. Outside to the rear of the property there is an enclosed garden with lawn and a patio area. There is a single detached garage and driveway for off street parking. The front garden is laid to lawn.

KITCHEN 9' 8" x 8' 5" (2.96m x 2.58m) With a range of cream shaker style wall and base units complimented with butchers block style worktops. The addition of a stainless steel oven, hob and extractor and integrated fridge and freezer enhance the modern appearance. There is also plumbing for a washing machine

GARDEN ROOM 8' 7" x 15' 4" (2.62m x 4.69m) Opening from the kitchen, a fantastic multifunctional additional living space with double doors opening into the enclosed rear garden. A second set of double door open into the lounge to create an open plan living area

LOUNGE 21' 5" x 8' 9" (6.53m x 2.68m) A large living room with a feature fireplace

BEDROOM 12' 1" x 10' 1" (3.69m x 3.09m) An attractive master bedroom with plenty of space for a king sized bed and bedroom furniture

BEDROOM 10' 2" x 10' 1" (3.12m x 3.09m) A second double bedroom with a range of fitted wardrobes

BEDROOM 8' 5" x 7' 2" (2.58m x 2.20m) A single bedroom

BATHROOM 5' 4" x 7' 2" (1.65m x 2.19m) A contemporary family bathroom with a white bathroom suite comprising of a WC, hand basin and pea shaped bath with over bath shower









Ground Floor



Approximate total area⁽¹⁾
887.75 ft²
82.47 m²

(1) Excluding balconies and terraces

While every attempt has been made to

Martin & Co Doncaster

38 Hall Gate • Doncaster • DN1 3NR
T: 01302 343 494 • E: doncaster@martinco.com

01302 343 494

<http://www.martinco.com>



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