



## Queen Marys Road, Doncaster, South Yorkshire

Three double bedrooms, one with an en-suite bathroom | Attractive front garden and off-road parking | Spacious backyard with additional storage or retreat space | Inviting open-plan living and dining area | Modern and well-equipped kitchen | Convenient location near shops and easy access to the Yorkshire Way | Offers a comfortable and convenient lifestyle

Asking Price: **£110,000 (Offers Over)**

**KW LEEDS**  
KELLERWILLIAMS

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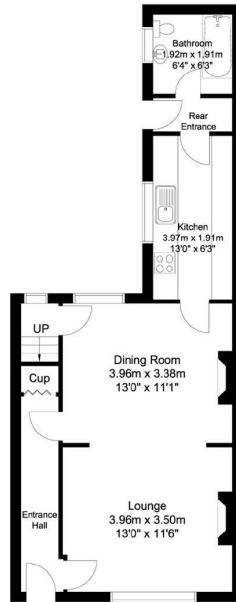
## DESCRIPTION

A lovely home that has been well maintained, offers a delightful living experience. This property has some fantastic features and amenities that you're sure to love. Offered with no chain this house comes without any complicated buying processes. As you approach, you'll notice a large front garden, creating a welcoming entrance. You can take advantage of the off-road parking provided, eliminating the need to stress about finding a parking spot for your vehicle. The backyard is a real treat, with plenty of seating areas for you to relax and enjoy. There's even additional secret garden at the back of the property, which you can access through a convenient gate. This area could be used for storage or as your own private retreat. Inside, you'll find a stunning and beautifully decorated inviting living and dining area. The open-plan layout allows for a seamless flow between the two spaces, making it great for hosting get-togethers or enjoying cosy evenings with loved ones. The kitchen is modern and well-equipped, with lots of storage and ample worktop space. This property has three double bedrooms, providing comfortable and spacious accommodation. One of the bedrooms even has its own en-suite bathroom, offering you privacy and convenience. In terms of location, this property is ideally situated near a variety of shops, ensuring that your daily needs are easily met. Plus, it's conveniently close to the great Yorkshire Way, giving you easy access to motorways for commuting or exploring the surrounding areas. To sum it up, Queen Mary's Road is a wonderful opportunity to own a lovely property. With its attractive front garden, off-road parking, inviting living spaces, modern kitchen, three double bedrooms, and convenient location, this home truly has it all. Don't miss out on the chance to make this property your own and enjoy a comfortable and convenient lifestyle. Contact us to book a viewing! [sue.wragg@kwuk.com](mailto:sue.wragg@kwuk.com) [george.wragg@kwuk.com](mailto:george.wragg@kwuk.com)

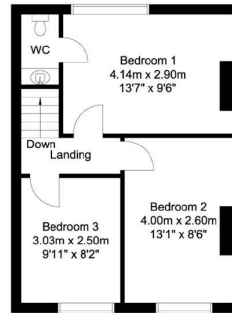




Ground Floor  
49 sq m/527.43 sq ft  
Approx.



First Floor  
35 sq m/376.73 sq ft  
Approx.



## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2023

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**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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**OPENING HOURS**

None