



## Bowland Close, Doncaster, South Yorkshire

Quiet cul de sac | Off road parking | Close to Scawthorpe and all the shops , schools and supermarkets

Asking Price: **£120,000 (Offers Over)**

**KW LEEDS**  
KELLERWILLIAMS

# Bowland Close, Doncaster, South Yorkshire

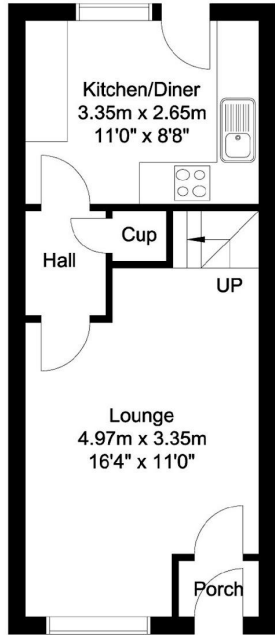
## DESCRIPTION

This fantastic property, perfect for first-time buyers looking to settle into their dream home or astute investors seeking to expand their portfolio. Situated in a peaceful cul-de-sac, this well-maintained residence offers a tranquil retreat while providing convenient access to all amenities. Upon entering, you'll immediately notice the care and attention given to this home. The property benefits from off-road parking, ensuring that you always have a dedicated space for your vehicle. Additionally, it features its own garage, providing secure storage and further parking options. Convenience is at your doorstep, with Scawthorpe and its array of shops, schools, and supermarkets just a stone's throw away. Whether you need to run errands, grab groceries, or cater to your educational needs, everything is within easy reach. For those looking to commute or explore further afield, the local train station is just a short walk away, granting easy access to the bustling city of Doncaster. Don't miss this opportunity to own a delightful home in a serene location with easy access to amenities. Whether you're starting your homeownership journey or seeking a smart investment, this property has it all. Contact us today to schedule a viewing and secure your future in this desirable area.

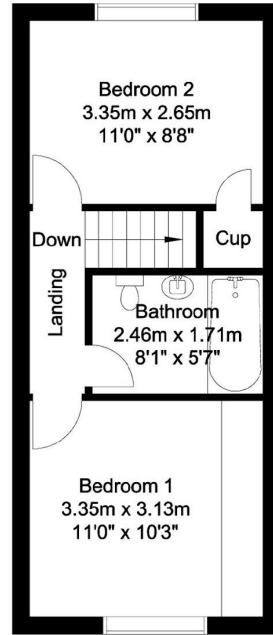




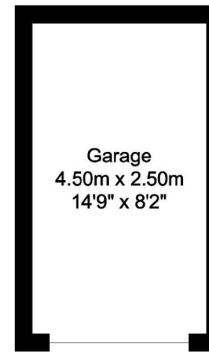
Ground Floor  
29 sq m/312.15 sq ft  
Approx.



First Floor  
29 sq m/312.15 sq ft  
Approx.



Outbuilding  
11 sq m/118.40 sq ft  
Approx.



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

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>90</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### 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.

Do you have a property  
**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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FooterUrl

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