

## Boswell Close, Rossington ,Doncaster, South Yorkshire

Delightful family home in the heart of Rossington | Kitchen separate dining room and living space with an additional room on the rear of the property with a downstairs WC | Garage and Off Road Parking with gated driveway and carport with an additional storage shed | Close to shops , schools and transport links.

Asking Price: **£125,000 (Offers Over)**

**KW LEEDS**  
KELLERWILLIAMS.

# Boswell Close, Rossington ,Doncaster, South Yorkshire

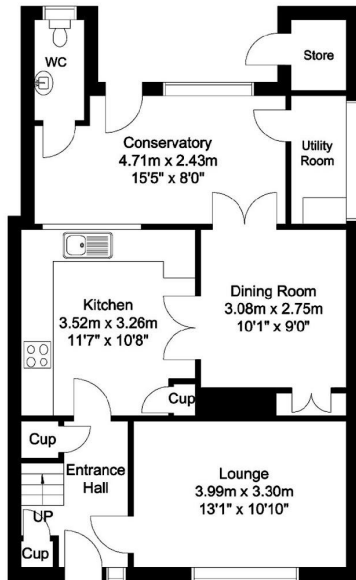
## DESCRIPTION

Located in the heart of Rossington, this terrace house offers an enticing blend of comfort and style. Boasting a thoughtfully designed layout, the property extends over two well-appointed storeys, providing ample living space for you and your family. As you step inside, you'll immediately appreciate the space this house has to offer. The well-proportioned three bedrooms is ideal for first time buyers or an expanding family. The convenience of this property extends beyond the interior, as it features a practical storage room located in the rear garden together with a separate single garage and private access. This additional space offers a perfect solution for keeping your belongings organized and maintaining a clutter-free living environment. The heart of this home lies within its delightful kitchen, a great space where the family can all gather together, and eat together in the separate dining area. The cosy living room can be closed off too if you fancy a quiet evening in front of the TV. The property also includes a generous driveway and off-road parking. With a car port, a single garage and extra garden storage. This terrace house perfectly combines functionality with charm, making it an ideal place to call home. With its convenient location, additional storage space, and a kitchen that is sure to be the heart of many memorable moments, this property offers a warm and inviting atmosphere that is sure to capture your heart. This presents a rare opportunity to own a wonderful family home. To arrange a viewing, please contact Sue Wragg.

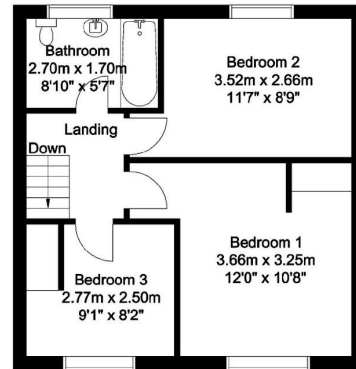




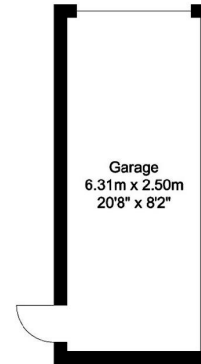
Ground Floor  
57 sq m/613.54 sq ft  
Approx.



First Floor  
39 sq m/419.79 sq ft  
Approx.



Outbuilding  
16 sq m/172.22 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>		
(69-80) <b>C</b>	70	83
(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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**OPENING HOURS**

None