



Doncaster Road, Kirk Sandall ,Doncaster, South Yorkshire

**Large Rear Enclosed garden with lawn and patio area | Solar Panels Installed | Benefits from 2 reception rooms
| Well presented front garden that can easily be changed to off street parking**

Asking Price: £140,000 (Offers Over)

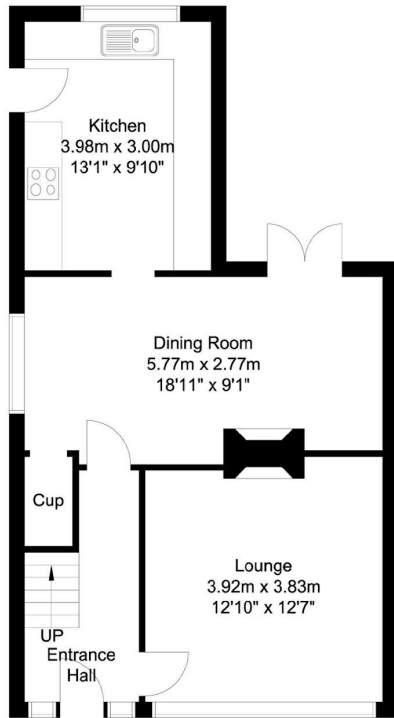
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Upon entering the property through the front door, you step into the hallway with the staircase on your left. Immediately to the right of the hallway you'll find a spacious family living room. A second reception room or dining room will be found straight ahead along with the kitchen. The second reception room offers the advantage of patio doors leading out to the rear garden patio area. The kitchen is of a great size and has a tremendous amount of storage. The kitchen benefits from a built oven and separate gas hob. Ample amounts of light shines through with a great view and access to the rear garden. On the first floor you'll find a good-sized family bathroom, a double bedroom at the rear of the property, a master bedroom and a single bedroom at the front. All the rooms are generously proportioned, ensuring comfort and convenience. The property features a lawned front garden, which could easily be converted into off-road parking, as others have done on the street. At the rear, there is a very spacious enclosed garden with a combination of patio and lawned areas, providing a relaxing outdoor retreat. Significant upgrades have been made to the main house, including a new roof and a kitchen extension. Additionally, the property benefits from solar panels, contributing to reduced utility costs, making it an eco-friendly and cost-effective choice.

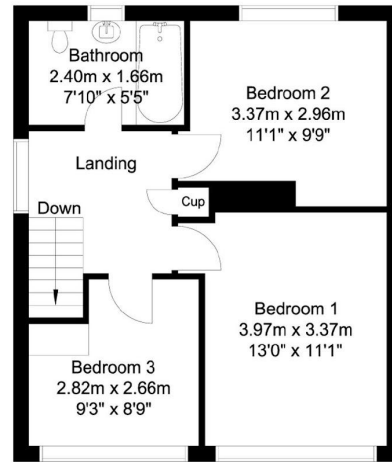




Ground Floor
51 sq m/548.95 sq ft
Approx.



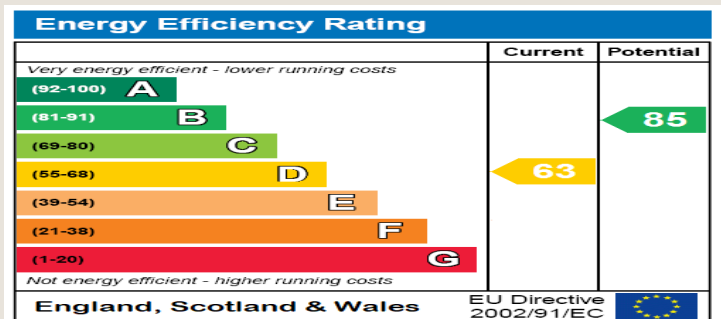
First Floor
39 sq m/419.79 sq ft
Approx.



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.



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.

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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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