

Details as provided by the vendor



4 Pinfold Lane, Tickhill

An extremely well presented three bedroom semi detached property situated in a wonderful position on Pinfold Lane offering attractive family living accommodation with front and rear gardens, garage and off road parking. We certainly recommend an internal inspection to fully appreciate what is being offered and briefly comprises of: Open plan entrance hall, sitting room, kitchen, first floor landing, three bedrooms and family bathroom.

Offers In Region Of £240,000

Viewing

By appointment only

An extremely well presented three bedroom semi detached property situated in a wonderful position on Pinfold Lane offering attractive family living accommodation with front and rear gardens, garage and off road parking. The property has been much improved over the years and boasts a pretty shaker style dining kitchen, spacious dual aspect sitting room, well presented bedrooms and a stylish family shower. We certainly recommend an internal inspection to fully appreciate what is being offered and briefly comprises of: Open plan entrance hall, sitting room, kitchen, first floor landing, three bedrooms and family bathroom.

The property enjoys a very pleasant position sitting behind a brick built wall and lawned garden, to the side is a double width block paved driveway giving access to a generous sized single garage. The rear garden is fully enclosed and will enjoy the afternoon sunshine, mainly laid to lawn with wooden fenced boundaries, complete with a garden shed and a paved seating area ideal for entertaining.

ENTRANCE HALL



KITCHEN

13' 2" x 8' 5" (4.01m x 2.57m)



SITTING ROOM

13' 3" x 11' 2" (4.04m x 3.4m)



FIRST FLOOR LANDING

BEDROOM 1

13' 2" x 8' 11" (4.01m x 2.72m)



BEDROOM 2

10' 3" x 6' 10" (3.12m x 2.08m)



BEDROOM 3

11' 3" x 6' 0" (3.43m x 1.83m)



SHOWER ROOM



GARDEN



DATED - 30/03/2024

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

