

- CONVERTED FORMER SCHOOL • THREE BEDROOMS • Huge lounge/dining room • Kitchen, Two bathrooms

ENTRANCE HALL

Feature timber double entrance doors. Glazed timber doors leading into the lounge/dining room and door into the bathroom. Traditional style cast iron radiator. Skylight window.

BATHROOM

10'9" x 4'7"

Measurements exclude recessed shower. Fitted with a suite comprising of a panelled corner bath, vanity wash hand basin, w.c and tiled shower cubicle with electric shower. Tiled walls. Skylight window. Chrome towel radiator.

LOUNGE/DINING ROOM

41'11" x 18'4"

Side and rear facing large stone mullion windows and additional double glazed side facing window. Feature brick inglenook style fireplace. Sweeping staircase leading to the first floor. Three traditional style radiators. Side timber entrance door. Glazed double doors leading into the kitchen and double doors to the utility space.

KITCHEN

13'6" x 9'3"

Large front facing stone mullion window extending to the first

floor. Fitted with wall and base units with laminate worksurfaces incorporating a stainless steel sink and drainer with splash back tiling. Breakfast bar. Integrated electric oven, grill and hob. Space and plumbing for dishwasher.

UTILITY

4'5" x 4'1"

Wall mounted gas combi central heating boiler (New 2020). Space and plumbing for washing machine and dryer.

LANDING

Rear facing large stone mullion window extending from the ground floor. Feature exposed roof trusses and beams. Built-in church pew. Two radiators. Doors off to all bedrooms.

BEDROOM ONE

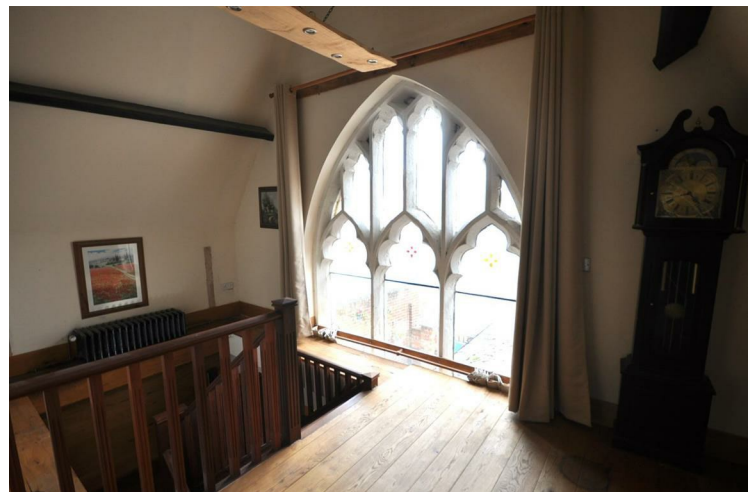
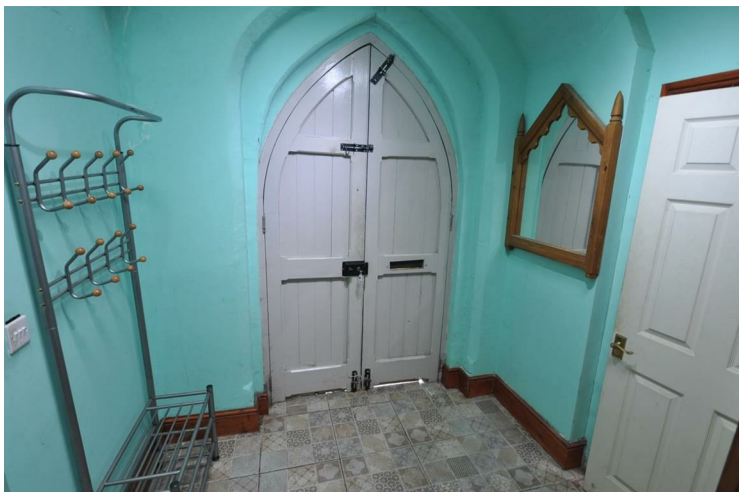
18'5" x 13'6"

Large front facing feature stone mullion window extending from the ground floor. Feature exposed roof trusses. Spiral staircase leading to the mezzanine floor. Door into the en-suite bathroom. Radiator.

EN-SUITE BATHROOM

9'3" x 4'5"

Fitted with a free standing roll top claw foot bath, pedestal wash hand basin and w.c. Tiled walls. Chrome towel radiator.



- Gas central heating • Full of original features • VIEWING ESSENTIAL • NO UPWARD CHAIN INVOLVED

MEZZANINE FLOOR

18'4" x 6'2"

Side facing skylight window. Feature exposed roof trusses.

BEDROOM TWO

12'0" x 9'1"

Side facing skylight window. Radiator.

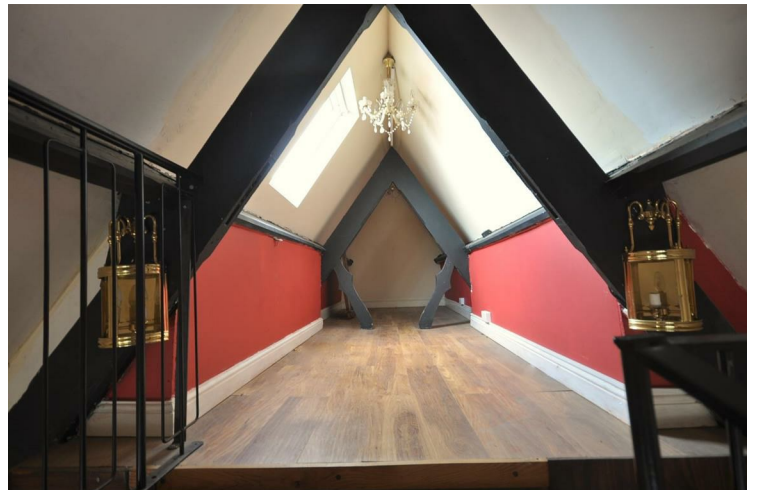
BEDROOM THREE

12'0" x 8'9"

Side facing skylight window. Radiator.

OUTSIDE

Set behind a brick walled frontage with wrought iron railings and sliding wrought iron gate, there is a block paved forecourt with ample space to park if required with further paved area to the side, privately screened with timber fencing creating an ideal seating area. Please note this is all the outside space that you can see on the photographs which is easily maintained and useable.







Additional Information

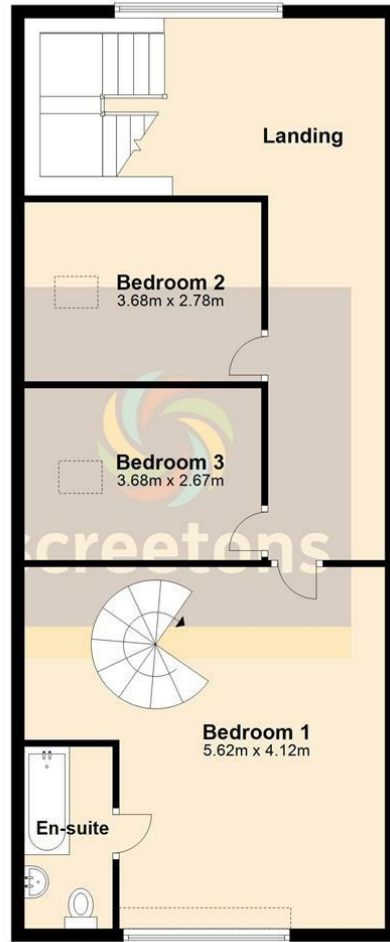
Local Authority - Doncaster
Council Tax - Band C
Viewings - By Appointment Only

Tenure - Freehold

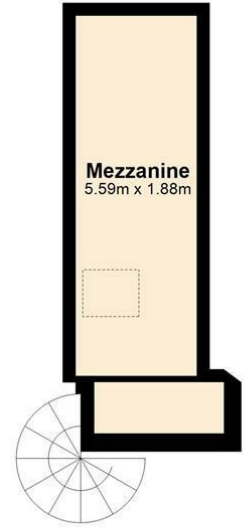
Ground Floor



First Floor



Second Floor



Total area: approx. 184.5 sq. metres



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	52	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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