

Park Row



Grange Road, Moorends, Doncaster, DN8 4LS

Offers Over £80,000



****SOUTH FACING REAR GARDEN**ENCLOSED REAR GARDEN**** Situated in the village of Moorends, this semi-detached property briefly comprises: Hall, Lounge, Dining Room and Kitchen. To the First Floor are three bedrooms and Bathroom. Externally, the property benefits from a forecourt area to the front and enclosed garden to the rear. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



Property Summary

Welcome to this charming semi-detached house located on Grange Road in Moorends, Doncaster. This property boasts a large living and dining room area, perfect for relaxing or entertaining guests. With three bedrooms, there is ample space for a growing family or for those in need of a home office or guest room. The house also features a bathroom. Full central heating and mostly double glazed throughout.

Investors looking for a promising opportunity will find this property to be a valuable asset with its great potential for rental income or future resale value.

Doncaster's rich history, vibrant community, and convenient amenities make it an ideal location to call home. Don't miss out on the chance to own this lovely semi-detached house in Moorends. Book a viewing today and envision the possibilities that this property holds for you!

GROUND FLOOR ACCOMMODATION

Hallway

6'4" x 5'7" (1.94m x 1.72m)

Kitchen

18'3" x 7'5" (5.57m x 2.28m)

Dining Room

12'0" x 9'5" (3.66m x 2.88m)

Lounge

14'4" x 10'3" (4.38m x 3.14m)

FIRST FLOOR ACCOMMODATION

Bedroom One

11'5" x 10'9" (3.50m x 3.30m)

Bedroom Two

11'11" x 10'9" (3.65m x 3.30m)

Bedroom Three

8'7" x 7'7" (2.64m x 2.32m)

Bathroom

7'8" x 7'8" (2.36m x 2.34m)

EXTERIOR

Front

Decoratively stoned with pathway and herbaceous borders.

Rear

Raised patio area, laid to lawn garden and hardstanding. Outbuilding.

Directions

From the M18, take Junction 6 and then take the A614 exit to

Thorne onto Selby Road/A614. Continue on A614. Take King Edward Road to Marshland Road. At the roundabout, take the 2nd exit onto Selby Road/A614 then turn left onto Field Road. On entering Moorends turn left onto Newholme Drive, bear left onto Belvedere Drive and then onto Darlington Grove. Turn left onto Marshland Road turning right turn onto Grange Road. The property can be clearly identified by our Park Row 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: Doncaster Council

Tax Banding: A

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

HEATING AND APPLIANCES


The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a



mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122


PONTEFRACT - 01977 791133

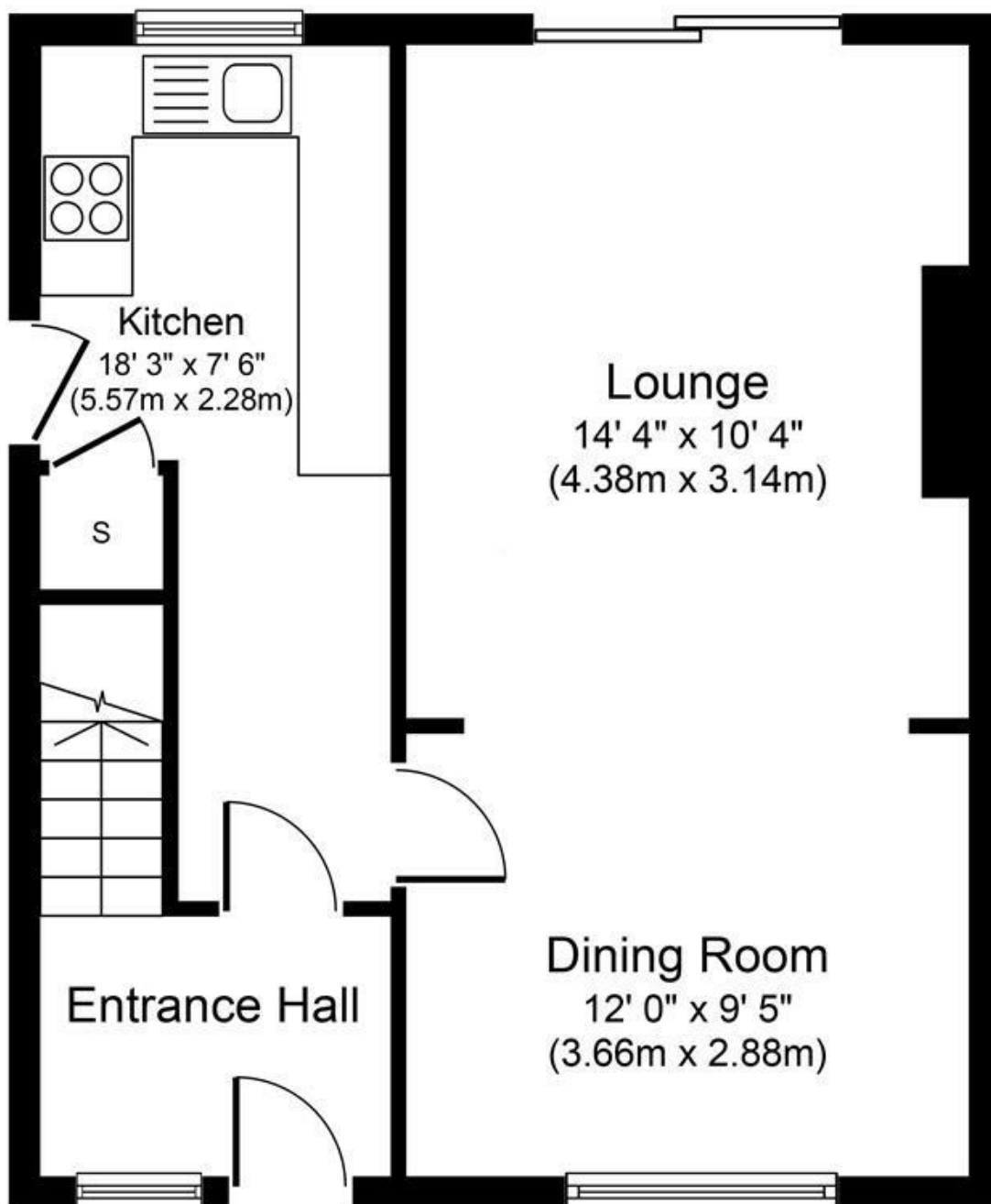
CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

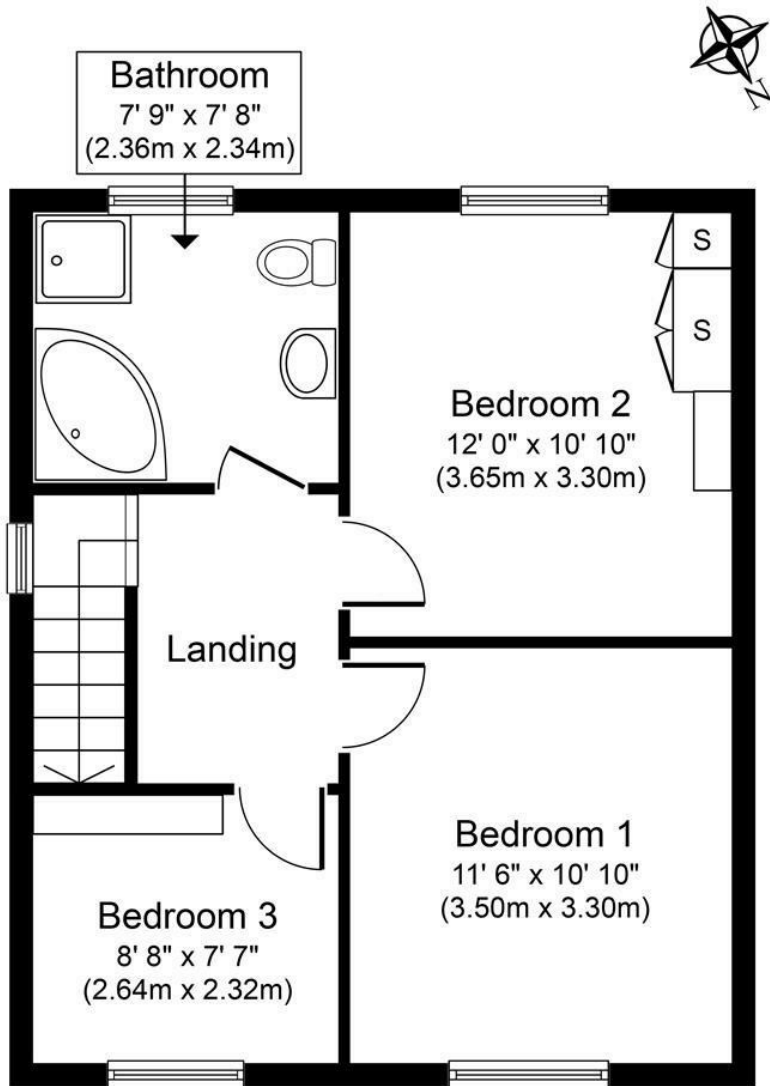




Ground Floor
Approximate Floor Area
479 sq. ft.
(44.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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First Floor
Approximate Floor Area
479 sq. ft.
(44.5 sq. m.)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC