

Park Row



Old Hall Road, Skellow, Doncaster, DN6 8RR

Offers Over £325,000



**** INTEGRAL GARAGE ** NO UPWARD CHAIN **** This detached family home situated in Skellow briefly comprises: Lounge, Kitchen and Dining Room / Bedroom Five. To the first floor are four bedrooms, two en-suites and Family Bathroom. Externally, the property benefits from off street parking, integral garage and a rear garden. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECAITE THE POSITION OF THE 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'.



GROUND FLOOR ACCOMMODATION

Entrance

UPVC door with top section having double glazed frosted panel to the front elevation leading into:

Porch

7'10" x 5'8" (2.39m x 1.74m)



Full length double glazed uPVC frosted window flanking entrance door to the front elevation and uPVC double glazed frosted window to side elevation. In-built storage, central heating radiator and wood effect flooring. Oak door with single glazed panel leading into:

Kitchen

15'4" x 8'6" (4.68m x 2.60m)



Range of grey fronted wall units with underlighting and base units. One and a half bowl stainless sink and drainer with chrome mixer tap over set into wood effect laminate work surface with bevelled edge brick tile splashback.



Further breakfast bar area with chrome legs. Integrated appliances include: twin brushed steel electric ovens, fridge, freezer, wine cooler, dishwasher, 'Bosch' hob and 'Neff' five ring ceramic hob with glass and brushed steel electric extractor fan over benefitting from downlighting.



UPVC double glazed window to front elevation, television point, wood effect flooring and central heating radiator. Oak door with single glazed panels leading into:

Hall



Stairs leading to First Floor Accommodation with balustrade and spindles, wood effect flooring and oak doors leading off, including oak door into Garage.

Ground Floor W.C

6'7" x 4'7" (2.03m x 1.40m)



White low flush w.c with concealed cistern and black controls set into grey vanity. White wash hand basin with black mixer tap over and brick tiled splashback set into grey vanity unit with black handles. Black heated towel rail, electric extractor fan and wood effect flooring.

Utility

9'8" x 6'9" (2.96m x 2.08m)



Range of white fronted wall units with white laminate work surface and plumbing for washing machine. UPVC double glazed frosted window to the side elevation, understairs storage alcove, extractor fan and wood effect flooring.

Lounge

18'4" x 15'5" (5.60m x 4.71m)



Media wall and storage system, television and telephone points. Central heating radiators and wood effect flooring. Twin uPVC double glazed 'French' doors to the rear elevation.



Dining Room / Bedroom Five
15'7" x 8'4" (4.77m x 2.56m)



UPVC double glazed 'French' doors to the rear elevation, wood effect flooring, television point and central heating radiator.



FIRST FLOOR ACCOMMODATION

Landing / Study Area
19'5" x 9'0" (5.93m x 2.75m)



UPVC double glazed window to side elevation, Further balustrades and spindles, central heating radiator, loft access and oak doors leading off.

Bedroom One
15'6" x 15'5" (4.74m x 4.70m)



Twin uPVC double glazed windows to the rear elevation and central heating radiators. Oak sliding door leading into:



Bedroom Two
15'5" x 8'3" (4.70m x 2.54m)



UPVC double glazed window to rear elevation, central heating radiator and oak door leading into:

En-Suite
8'7" x 3'11" (2.64m x 1.20m)



Walk in shower cubicle with black fixed head shower over an attachment. The area is wet walled to ceiling height. White low flush w.c with concealed cistern, black controls, and white wash hand basin with black mixer tap over, both set into grey vanity unit with black handles and tiled splashback. Black wall mounted heated towel rail and extractor fan.

En-Suite
6'10" x 5'2" (2.10m x 1.58m)



Walk in shower cubicle with fixed head shower over with further attachment. The area is wet walled to ceiling height. White low flush w.c with hidden cistern, chrome controls and white wash hand basin with chrome mixer tap over; both set into white vanity unit with chrome handles and splashback. Chrome heated towel rail and extractor fan.

Bedroom Three

11'10" x 8'5" (3.63m x 2.59m)



Overstairs built-in wardrobe. UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Four

11'11" x 8'4" (3.64m x 2.55m)



UPVC double glazed to the front elevation and central heating radiator.

Bathroom

8'6" x 6'6" (2.60m x 2.00m)



White 'P' shaped bath with chrome mixer tap over, chrome shower over and further fixed head shower and chrome trimmed shower screen. The area is wet walled to ceiling height. White low flush w.c with concealed cistern and chrome controls, and white wash hand basin with chrome mixer tap over; both set into grey vanity with chrome handles. UPVC double glazed frosted window to the front elevation, extractor fan and chrome heated towel rail.

EXTERNAL

Front



Outside lamps and brick blocked driveway leading to the integral garage with white roller door. Outside tap and electrical points.

Side

Decorative wrought iron pedestrian access gate and further brick blocked pathway.

Rear



Brick blocked pathway continues and merges into patio area. The garden is laid on lawn with herbaceous borders and fully enclosed with brick wall, stone and timber fence. Outside electrical points and raised timber decked patio area with timber pagoda, balustrades, posts and spindles.



TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: Doncaster Council

Tax Banding: D

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: Superfast

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

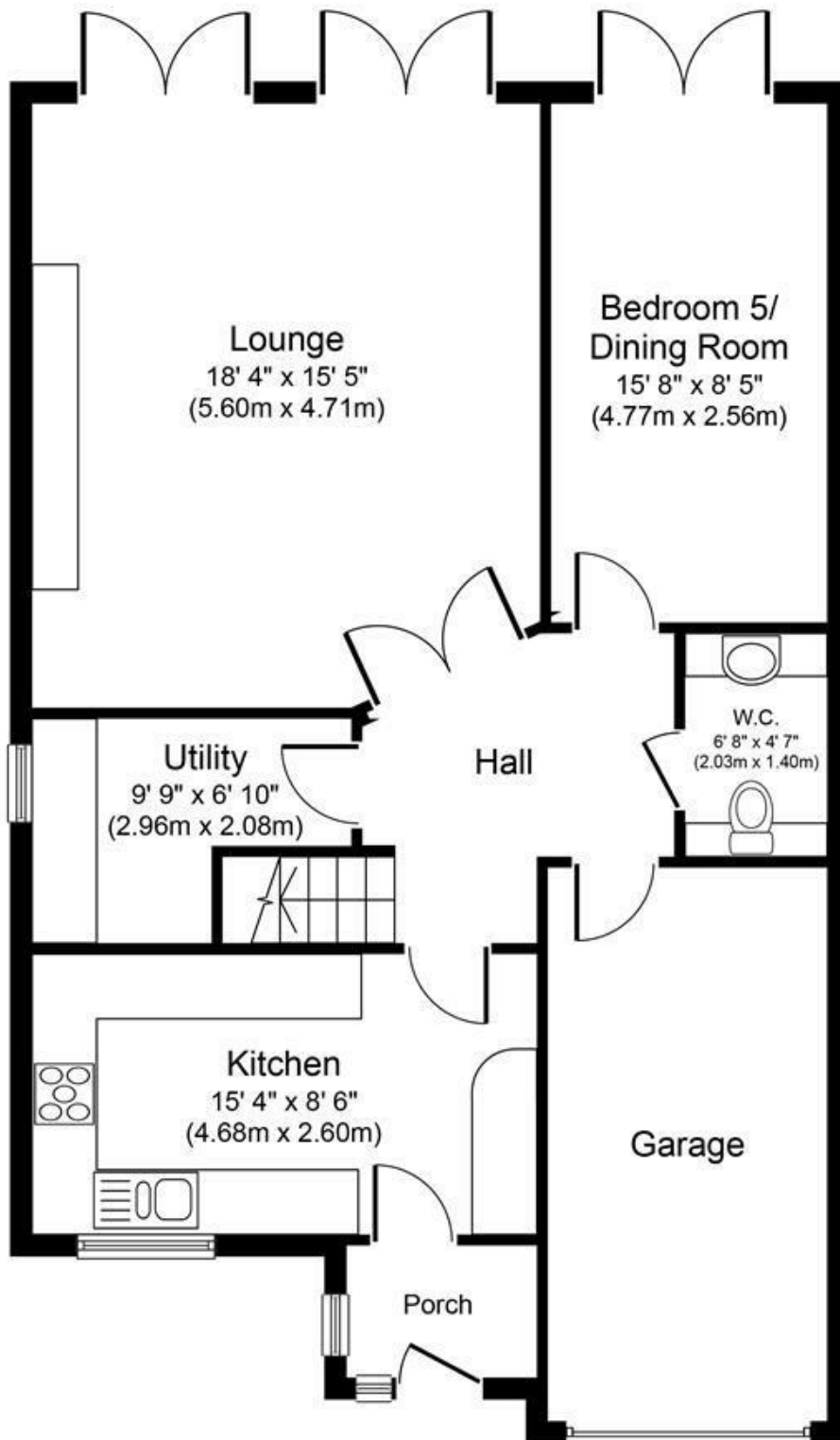


VIEWINGS

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.

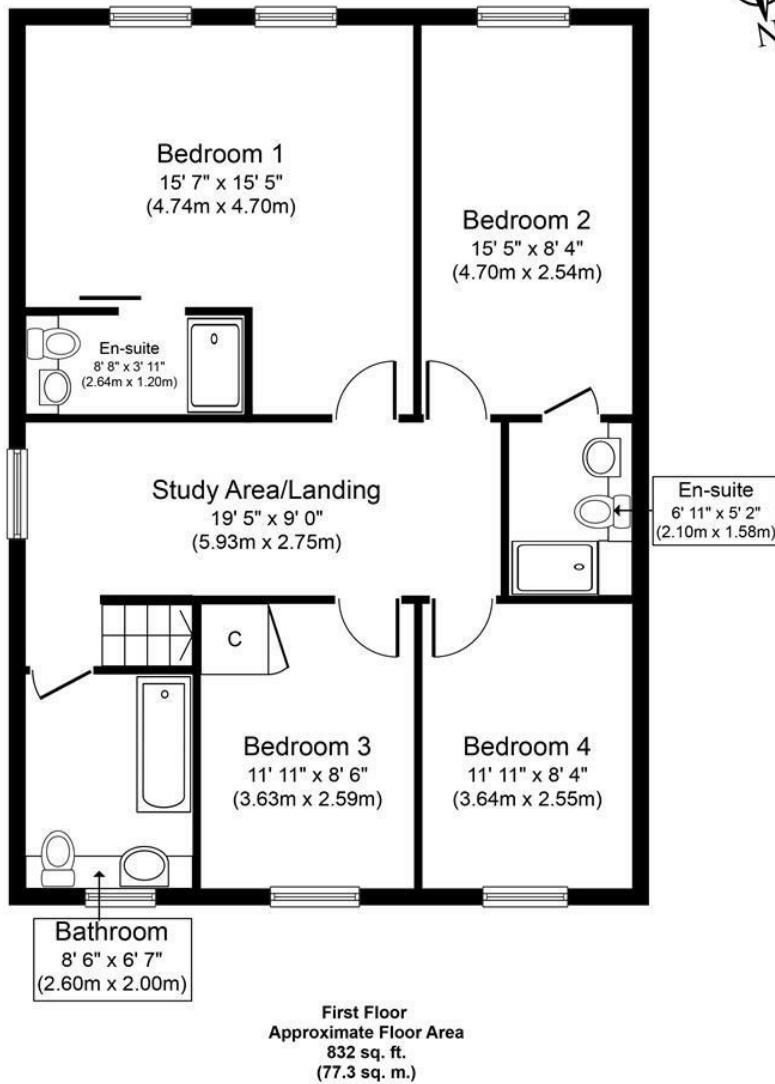




Ground Floor
Approximate Floor Area
907 sq. ft.
(84.2 sq. m.)

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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