

Park Row



Marshland Road, Moorends, Doncaster, DN8 4NY

Offers Over £250,000



**** COUNTRYSIDE VIEWS ** NO UPWARD CHAIN **** Situated in the village of Moorends, this detached family home briefly comprises: Hall, Family Room/Bedroom, Lounge, Kitchen Diner and Utility. To the First Floor are three further bedrooms and a Bathroom. Externally, the property benefits from ample off-street parking and enclosed rear garden with Store and w.c. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF 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

Situated on the edge of the village of Moorends, this well-presented detached home offers spacious and versatile accommodation ideal for family living. The ground floor features a welcoming living room, a separate family room/bedroom, and a generous kitchen-diner with adjoining utility area. Upstairs, the first-floor landing provides space for a study area and gives access to three good-sized bedrooms and a family bathroom. Externally, the property boasts a well-maintained, enclosed front garden laid to lawn with hedge borders and a timber access gate. A driveway to the side provides off-road parking for multiple vehicles. To the rear, there is a fully enclosed garden mainly laid to lawn with a flagged patio area and pathway throughout, perfect for outdoor entertaining. An attached brick outbuilding offers additional storage and leads to a convenient outdoor w.c.

GROUND FLOOR ACCOMMODATION

Hall

13'6" x 6'2" (4.13m x 1.89m)

Family Room / Bedroom Four

15'8" x 12'11" (4.80m x 3.94m)

Lounge

15'9" x 12'11" (4.81m x 3.94m)

Kitchen Diner

16'4" x 10'10" (5.00m x 3.31m)

Utility

12'3" x 7'3" (3.74m x 2.23m)

FIRST FLOOR ACCOMMODATION

Landing / Study Area

6'1" x 5'6" (1.87m x 1.69m)

Bedroom One

13'5" x 12'11" (4.09m x 3.95m)

Bedroom Two

13'4" x 12'11" (4.08m x 3.95m)

Bedroom Three

10'11" x 10'2" (3.34m x 3.10m)

Bathroom

6'8" x 5'10" (2.05m x 1.79m)

EXTERIOR

Front

Off-street parking for multiple vehicles at the side of the property with a wooden gate giving access to the rear. The front garden is fully enclosed, laid to lawn and concrete path leading to entrance.

Rear

Fully enclosed spacious garden, predominantly laid to lawn with patio area and access to store and w.c. The area is adorned with established trees and shrubs.

Store

W.C.

DIRECTIONS

Head north on Pasture Road towards Third Avenue, at the roundabout, take the 1st exit onto Centenary Road. Turn left onto Airmyn Road/A614, at the roundabout, take the 2nd exit onto the M62 slip road to Leeds/M18 continue onto M62 then take the M18 exit. At junction 6, take the A614 exit to Thorne, at the roundabout, take the 1st exit onto Paddock Lane, at the roundabout, take the 1st exit and stay on Mount Pleasant Road. Turn right onto N Common Road, turn right onto Moorends Road then continue onto Marshland Road. The property can be clearly Identified by our Park Row Properties ' For Sale' board.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: City of Doncaster Council

Tax Banding: C

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

Heating: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G

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 & 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.

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.

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.

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.

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:

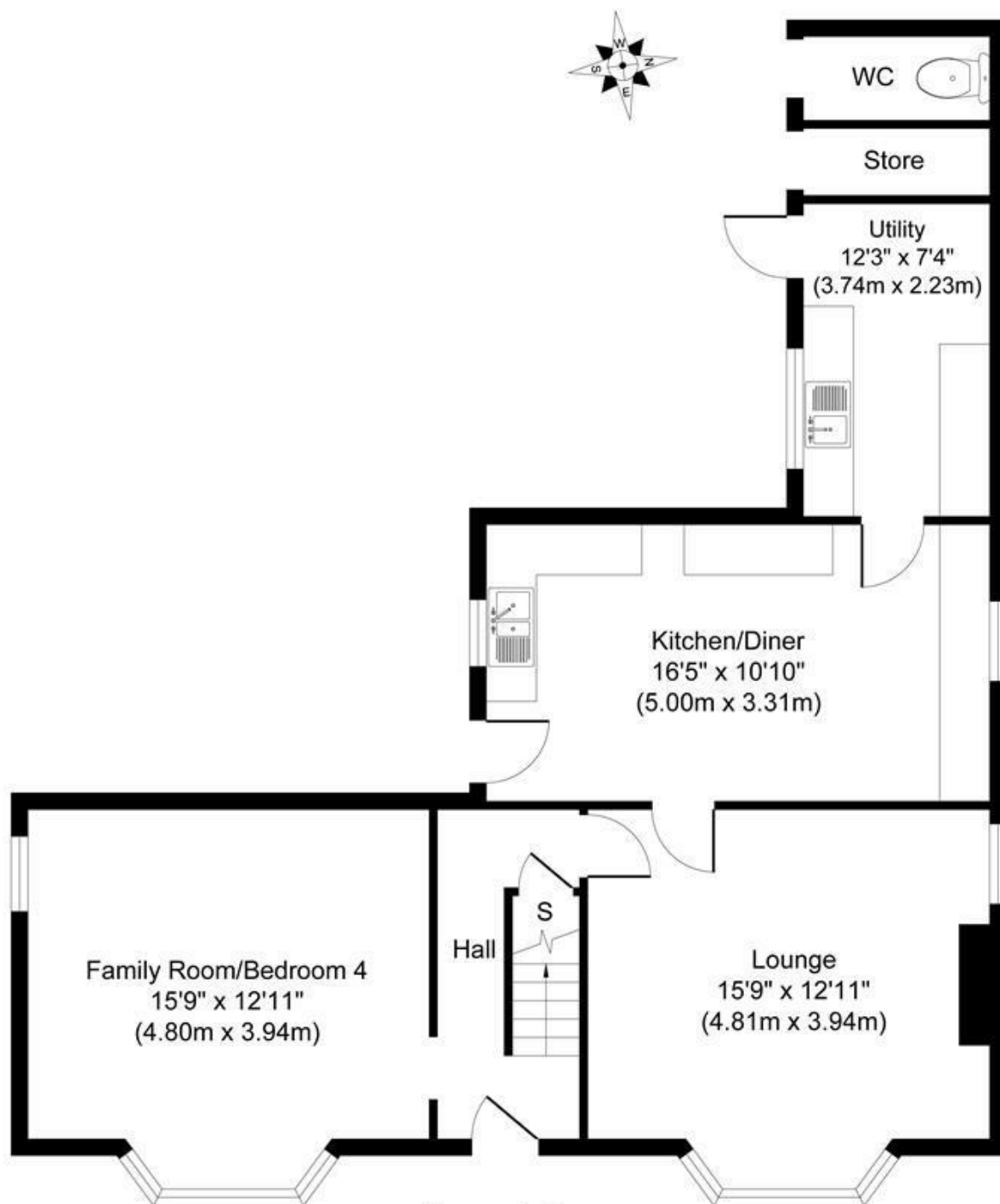
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

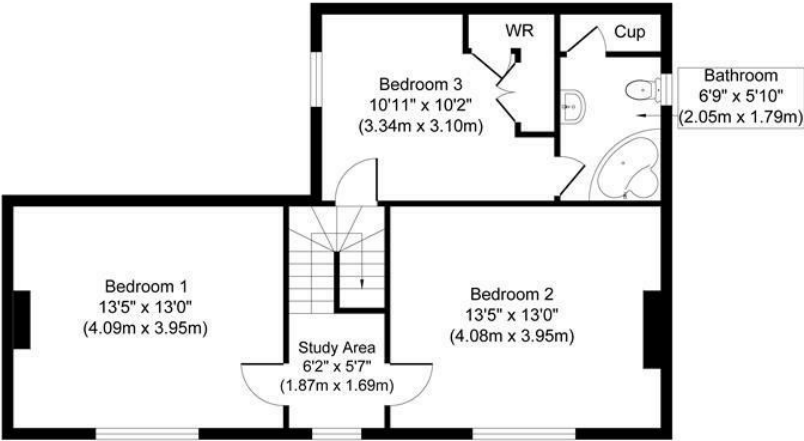
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
876 sq. ft
(81.35 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
709 sq. ft
(65.89 sq. m)

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