



55 Leyburn Road Skellow, Doncaster, DN6 8NH

Nestled in the serene Leyburn Road of Skellow, Doncaster, this charming detached bungalow is a true gem waiting to be discovered. Boasting a delightful front facing lounge with a feature fire, this property offers a cosy retreat for relaxing evenings. With two bedrooms, including a spacious rear extension that holds the promise of an en-suite or walk-in wardrobe, there is ample space to tailor to your needs.

The modern fitted kitchen and bathroom add a touch of elegance to this already inviting abode. Imagine whipping up your favourite meals in a stylish kitchen and unwinding in a sleek bathroom after a long day. Additionally, the utility room and detached garage with a driveway provide convenience and practicality for everyday living. Parking is a breeze with space for three vehicles, ensuring you and your guests can come and go with ease. The front and rear gardens, adorned with a variety of shrubs and even rhubarb, offer a tranquil outdoor space to enjoy some fresh air or perhaps indulge in a spot of gardening. Situated in a sought-after location, this property combines peaceful surroundings with easy access to the motorway and all local amenities. Whether you're looking for a peaceful retreat or a convenient base for your daily activities, this modern bungalow ticks all the boxes. Don't miss the chance to make this house your home sweet home.

Offers in the region of £215,000

55 Leyburn Road

Skellow, Doncaster, DN6 8NH



- Sought after village location with easy motorway access
- Modern kitchen and bathroom
- Boasting a delightful front facing lounge with a feature fire
- GREAT EPC RATING 81B & WITH SOLAR PANELS
- Extended detached, two bed bungalow
- Driveway to detached garage
- Large bedroom with potential space for a walk in wardrobe / dressing area
- Offered with no forward chain
- Front and rear gardens
- Council tax band B

LOUNGE

360 TOUR

FRONT ENTRANCE HALLWAY

<https://www.madesnappy.co.uk/tour/1g6dbg1>

FITTED KITCHEN

REAR CONSERVATORY / UTILITY

BATHROOM

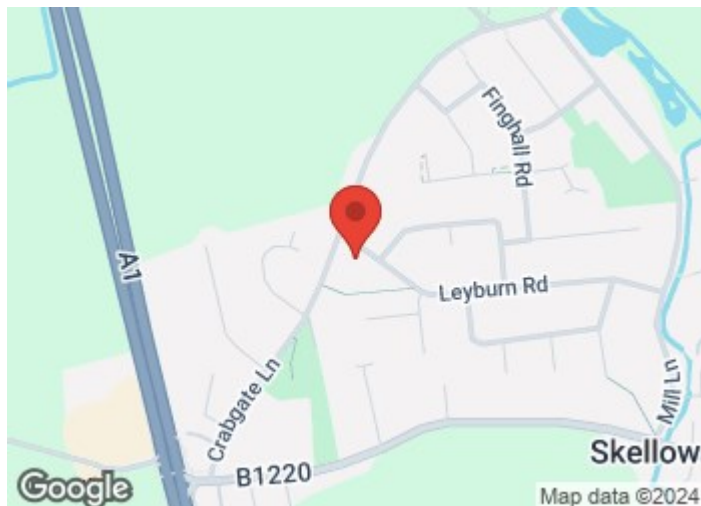
BEDROOM ONE WITH DRESSING ROOM

BEDROOM TWO

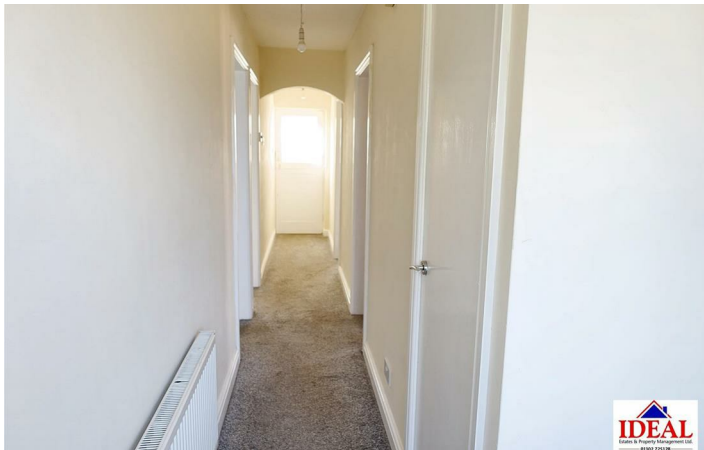
GARAGE

FRONT AND REAR GARDENS

NO CHAIN

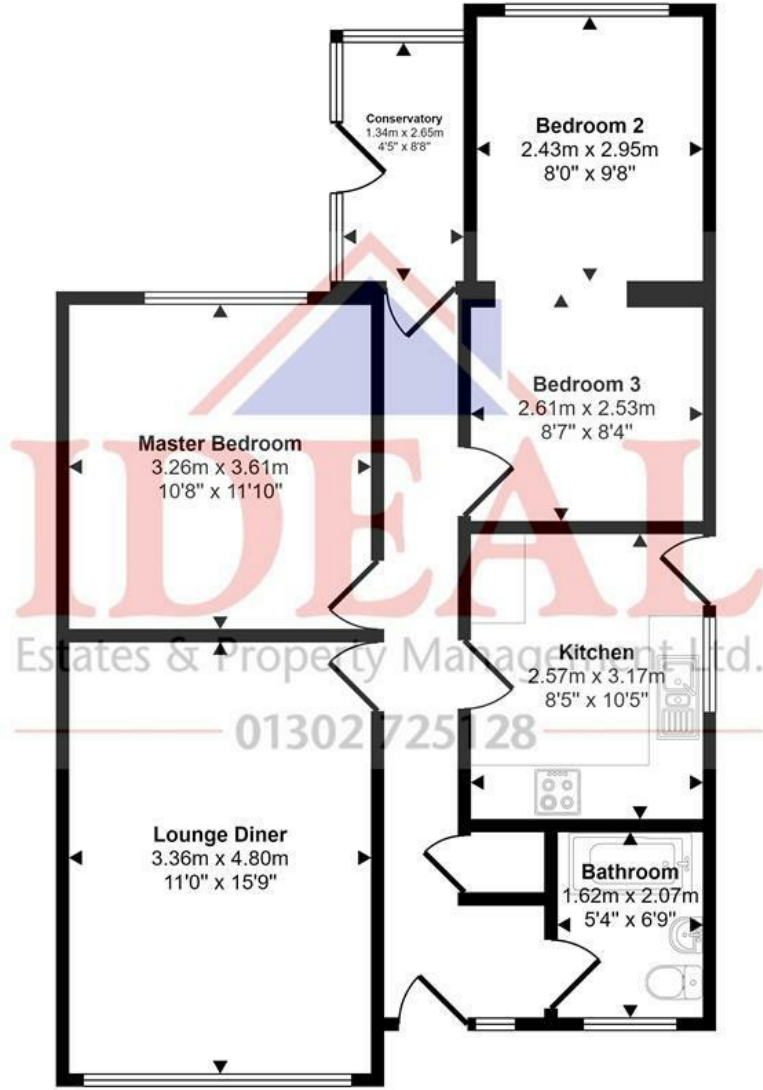


Directions



Floor Plan

Approx Gross Internal Area
70 sq m / 751 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	87	75	83

Energy Efficiency Rating Legend:
 A (92 plus) - Very energy efficient - lower running costs
 B (81-91)
 C (69-80)
 D (55-68)
 E (39-54)
 F (21-38)
 G (1-20) - Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating Legend:
 A (92 plus) - Very environmentally friendly - lower CO₂ emissions
 B (81-91)
 C (69-80)
 D (55-68)
 E (39-54)
 F (21-38)
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