



6 Harold Avenue, Woodlands , Doncaster, DN6 7NT

Available chain free!! Welcome to this 3 bedroom end terrace property, offers a fantastic opportunity for families, first time buyers or investors looking for a spacious, flexible home in a convenient location. With two reception rooms, a open-plan living/dining area and a generous storage throughout.

Set in a popular residential area, the home offers easy access to local shops, schools and transport links. The spacious layout provides a warm and welcoming atmosphere, while the end terrace position offers increased outdoor space.

Whether you're looking to upsize, invest or take your first step onto the property ladder, this home offers incredible potential.

Don't miss out - viewings highly recommended. Contact us today to arrange yours.

Offers in the region of £110,000

6 Harold Avenue, Woodlands , Doncaster, DN6 7NT



- Ideal for first time buyers or investors
- Great storage areas throughout the home
- Spacious layout
- Council tax band A & epc rating E
- Open plan living/dining area
- Utility area for added convenience
- Front & rear gardens with off road parking
- 3 bedrooms & 2 reception rooms
- Available chain free
- Close to all local amenities

Porch

Dining room

11'4" x 10'5" (3.47 x 3.20)

Lounge

11'5" x 18'7" (3.50 x 5.67)

Kitchen

8'4" x 8'2" (2.56 x 2.49)

Storage room

6'1" x 5'2" (1.86 x 1.58)

Storage room

8'0" x 4'7" (2.45 x 1.41)

Utility area

15'10" x 6'11" (4.84 x 2.12)

Bathroom

8'2" x 4'8" (2.51 x 1.44)

Master bedroom

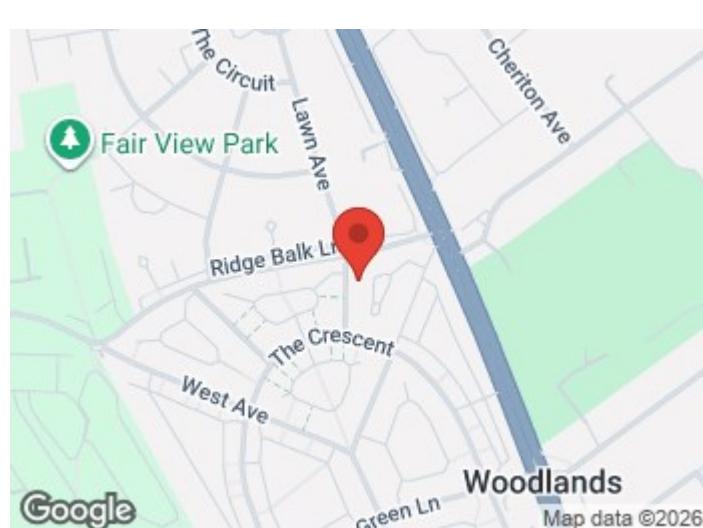
12'0" x 17'3" (3.66 x 5.27)

Bedroom 2

11'11" x 10'10" (3.64 x 3.32)

Bedroom 3

8'6" x 8'5" (2.61 x 2.59)



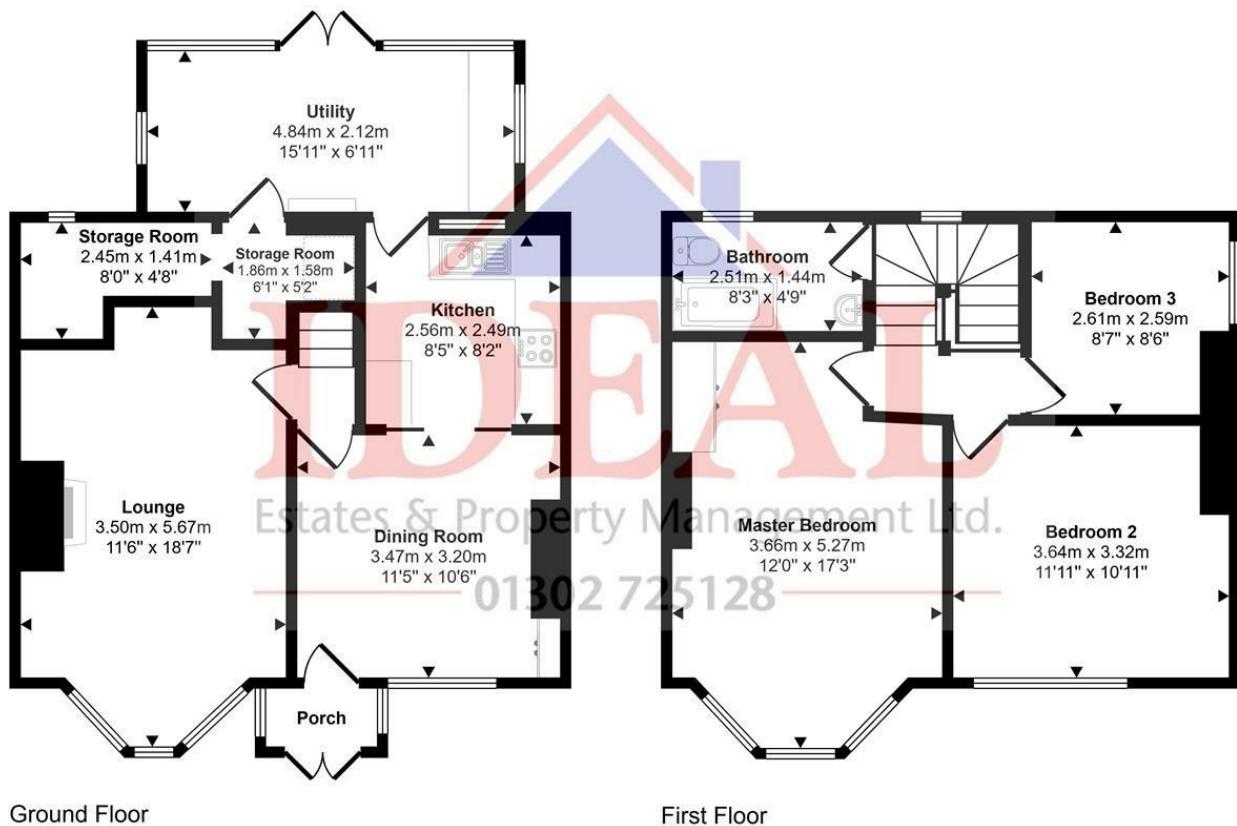
Directions

Woodlands is a model village 4 miles (6 km) northwest of Doncaster in South Yorkshire, England. The village lies adjacent to Highfields and Adwick le Street within the City of Doncaster. Woodlands schools are Woodlands Infants School, and Woodlands Junior School, which are now known as Woodlands Primary School. There's also Adwick infant and Adwick primary school, and St Joseph & St Teresa's school which is an infant and primary catholic school. Outwood Academy Adwick is the only secondary school in the area.



Floor Plan

Approx Gross Internal Area
102 sq m / 1103 sq ft



Denotes head height below 1.5m

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		48	
EU Directive 2002/91/EC			
England & Wales			

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