



Westwell Lane, Gringley-On-The-Hill Doncaster DN10 4QY



welcome to

Westwell Lane, Gringley-On-The-Hill Doncaster

Available with NO ONWARD CHAIN is this SPACIOUS semi-detached house in the sought after semi rural village of Gringley-on-the-Hill. The property requires a scheme of MODERNISATION and would be of interest to INVESTORS. Early Viewing recommended on this fantastic opportunity.



Ground Floor Accommodation

Entrance Hall

Accessed via a front facing main entrance door and having two under stairs cupboards and central heating radiator.

Wc

Situated off the entrance hall and having a wc, front facing window and central heating radiator.

Lounge/Dining Room

24' 5" x 10' 5" (7.44m x 3.17m)

Spacious through lounge/dining room with two central heating radiators, fireplace with inset electric fire, front facing window and rear facing French doors.

Kitchen/Breakfast Room

Kitchen fitted with a range of wall and base units, worktop and stainless steel sink and drainer. Having a built in oven and hob and space for a washing machine and dishwasher. Two rear facing windows, side facing window, two central heating radiators and entrance door.

Kitchen Area

12' 10" x 8' 9" (3.91m x 2.67m)

Breakfast Area

9' 6" x 7' 10" (2.90m x 2.39m)

First Floor Accommodation

Landing

Side facing window, central heating radiator and loft access.

Bedroom One

12' 2" x 11' 7" max (3.71m x 3.53m max)

Double bedroom with front facing window and central heating radiator.

Bedroom Two

11' 11" x 10' 6" (3.63m x 3.20m)

Double bedroom with rear facing window and central heating radiator.

Bedroom Three

11' 8" x 9' 8" (3.56m x 2.95m)

Dual aspect double bedroom with central heating radiator and benefiting from en-suite facilities.

En-Suite

Shower room fitted with shower cubicle, wc and wash hand basin. Having a rear facing window with obscure glass.

Bedroom Four

7' 11" x 6' 7" + built in cupboard (2.41m x 2.01m + built in cupboard)

Single bedroom with front facing window, central heating radiator and built in cupboard.

Bathroom

Bathroom fitted with a white three piece suite comprising bath, wash and basin and wc. having a rear facing double glazed window with obscure glass, heated towel rail and tank cupboard.

External

The property is set back from the road behind hedging and a good size front garden stocked with a variety of plants and shrubs. The driveway provides off road parking and houses a storage container and storage garage beyond. Side gated pedestrian access leads to the generous size rear garden with a second storage container and graveled area.

Storage Garage

Attached to the property with up and over door.

Storage Garage

Second storage garage, located to a separate block of garages to the rear.



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Westwell Lane, Gringley-On-The-Hill

Doncaster

- Semi-Detached House
- Potential To Improve
- Sought After Village Location
- Four Bedrooms
- Bathroom and En-suite

Tenure: Freehold EPC Rating: E

£145,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY107388 - 0003

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