



**Holly Croft Grove, Tickhill Doncaster DN11 9XB**

**welcome to**

**Holly Croft Grove, Tickhill Doncaster**

WELL PRESENTED semi-detached house situated to a CORNER PLOT in the popular village of Tickhill. Benefiting from TWO DOUBLE BEDROOMS, GARAGE, DRIVEWAY, FRONT and REAR GARDENS. Early viewing recommended.



## Ground Floor Accommodation

### Entrance Lobby

Entrance lobby with front facing main entrance door and central heating radiator.

### Lounge

17' 4" x 11' 11" max ( 5.28m x 3.63m max )

Spacious main reception room having a gas fire with back, hearth and surround. Front facing double glazed window, central heating radiator and useful under stairs storage cupboard.

### Kitchen

11' 10" x 6' 9" ( 3.61m x 2.06m )

Well equipped kitchen fitted with a range of wall and base units with complimentary worktops, tiled splashbacks and stainless steel sink and drainer. Having space for a cooker, dishwasher, fridge freezer and washing machine. Double glazed French doors leading to the garden and central heating radiator.

## First Floor Accommodation

### Landing

Landing with loft access.

### Bedroom One

11' 11" max x 9' 9" ( 3.63m max x 2.97m )

Double bedroom having a rear facing double glazed window and central heating radiator.

### Bathroom

Modern bathroom having a bath with electric overhead shower, vanity wash hand basin and wc. Part tiled walls, side facing double glazed window with obscured glass and a central heating radiator.

### Bedroom Two

11' 10" max x 8' 10" ( 3.61m max x 2.69m )

Double bedroom having a front facing double glazed window, central heating radiator and water tank cupboard.

## External

Situated to a corner plot position with an open plan front garden mainly laid to lawn, driveway to the side elevation leading to the single garage. A wrought iron gate gives pedestrian access to the rear garden which is fenced and enclosed with lawn, variety of plants and shrubs and seating area.



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## **Holly Croft Grove, Tickhill Doncaster**

- Lovely Semi Detached House
- Two Double Bedrooms
- Driveway and Garage
- Desirable Village Location
- Situated to a Corner Plot

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£185,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY107790 - 0003

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