

Holly Croft Grove, Tickhill Doncaster DN11 9XB



welcome to

Holly Croft Grove, Tickhill Doncaster

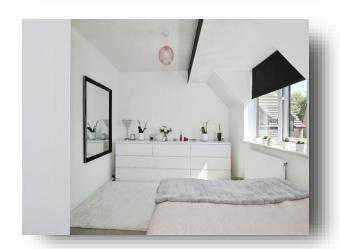
WELL PRESENTED semi-detached house situated to a CORNER PLOT in the popular village of Tickhill. Benefiting from TWO DOUBLE BEDROOMS, GARAGE, DRIVEWAY, FRONT and REAR GARDENS. Early viewing recommended.

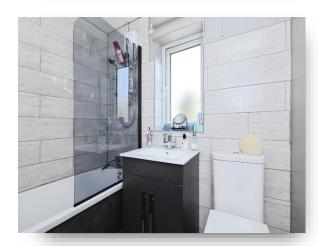












Ground Floor Accommodation

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

offers over

£180,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY107790



Property Ref: BWY107790 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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