



Dadsley Road, Tickhill Doncaster DN11 9JF

welcome to

Dadsley Road, Tickhill Doncaster

Lovely SEMI DETACHED home with THREE bedrooms in the desirable village of Tickhill. Ideal FIRST TIME BUYER or FAMILY home with HUGE POTENTIAL TO IMPROVE. Early viewing recommended.



Ground Floor Accommodation

Lounge

15' x 11' 3" (4.57m x 3.43m)

Main reception room with a front facing double glazed window, feature fireplace with inset gas fire and glazed sliding doors to the dining room. Coving to the ceiling and central heating radiator.

Dining Room

13' max x 11' 11" (3.96m max x 3.63m)

Dining room having French doors leading out to the garden, central heating radiator and coving to the ceiling.

Cloakroom

Fitted with a wc.

Kitchen

11' 9" x 4' 11" (3.58m x 1.50m)

Kitchen fitted with a range of wall and base units with complimentary worktops, tiled splash backs and stainless steel sink and drainer. Having space for dishwasher, cooker and fridge. Rear facing double glazed window and under stairs cupboard.

First Floor Accommodation

Landing

Bedroom One

11' 2" x 9' 4" (3.40m x 2.84m)

Double bedroom having a central heating radiator, built in cupboards and a front facing double glazed window.

Bedroom Two

11' 11" x 8' 9" + recess (3.63m x 2.67m + recess)

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

Bedroom Three

8' 6" max x 8' 1" (2.59m max x 2.46m)

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

Shower Room

8' 3" x 7' 6" (2.51m x 2.29m)

Fitted with a shower cubicle, wc and basin. Side facing double glazed window with obscure glass and central heating radiator.

External

Situated to a generous size plot with off road parking to the front elevation and shared driveway. To the rear is a sizeable mature garden mainly laid to lawn with hedging and a variety of plants, trees and shrubs. In addition, there is a storage garage, gravelled seating area and useful outbuilding.

Agents Note

The sale of this Property is subject to the Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



view this property online williamhbrown.co.uk/Property/BWY107719



welcome to

Dadsley Road, Tickhill Doncaster

- Semi Detached House
- Desirable Location within Tickhill
- Three Bedrooms
- Generous Rear Garden
- Potential To Improve

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£245,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY107719



Property Ref:
BWY107719 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 710735



Bawtry@williamhbrown.co.uk



38 High Street, Bawtry, DONCASTER, South
Yorkshire, DN10 6JE



williamhbrown.co.uk