



The Croft High Street, Austerfield Doncaster DN10 6QU


**william
h brown**

welcome to

The Croft High Street, Austerfield Doncaster

A HOME TO BE PROUD OF.... delightful two bedroom cottage in the semi-rural village of Austerfield. Beautiful accommodation, lovingly updated by the current owners with off road parking. A MUST SEE PROPERTY!



Ground Floor Accommodation

Kitchen/Dining Room

Country style kitchen with eye catching exposed brick features and a beamed ceiling. Accessed via a side facing main entrance door and boasting a front facing double glazed sash window with fitted shutters, two traditional column style radiators, recessed lights and useful storage cupboard. The kitchen area has recently been updated with quality wall, base and display cabinetry with worktop over and a butler sink. Benefiting from integrated low level fridge and freezer plus an induction hob, oven, microwave and dishwasher. Stairs lead off to the first floor accommodation.

Living Room

A spacious yet cosy lounge with the focal point of the room being the exposed brick chimney breast with inset multi-fuel stove. Two front facing double glazed sash windows with fitted shutters, column style radiator, and a beamed ceiling.

First Floor Accommodation

Landing

Small landing area with loft access, pull down ladders and boarded for storage.

Bedroom One

Generous size double bedroom with quality fitted wardrobe and cupboards. Light and bright with two velux style windows and a front facing double glazed sash window with fitted shutters. Sloped ceiling with character beam and a central heating radiator.

Bedroom Two

Single bedroom with a double glazed sash window, fitted shutters, sloped and beamed ceiling, column style central heating radiator.

Bathroom

Larger than average bathroom fitted with a four piece suite comprising of bath tub with chrome fittings, corner shower cubicle with mains fed shower, wc and wash hand basin. Beamed ceiling, heated towel rail, velux style window and tiled floor.

External

The property is approached via a block paved shared driveway. To the side elevation is a secure, covered area providing off road parking for one vehicle enclosed by a wrought iron gate. This area has power and light connected with plumbing available for a washing machine and tiled flooring.

Agents Notes

A private right of way exists with associated costs for maintenance, split between five dwellings when work is required.

The Freehold title being offered for sale records a leasehold title dated from 2004 with a term of 700 years. Your conveyancer can advise you further.



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welcome to

The Croft High Street, Austerfield

Doncaster

- Stunning Cottage
- High Standard of Decoration & Attention to Detail
- Character Features & an Elegant Finish
- Two Nice Size Bedrooms
- Covered Off Road Parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

offers in the region of

£250,000



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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.



Property Ref:

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