



**The Croft High Street, Austerfield Doncaster DN10 6QU**



**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. Benefitting 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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## **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: D  
Council Tax Band: A

offers in the region of  
**£250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY108083 - 0002

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**william h brown**



**01302 710735**



[Bawtry@williamhbrown.co.uk](mailto:Bawtry@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**