



Pine Hall Road, Barnby Dun Doncaster

welcome to

Pine Hall Road, Barnby Dun Doncaster

GUIDE PRICE £240,000-£250,000. Located in this sought after location of Barnby Dun is this extended three bedroom semi detached bungalow which is situated on a large enclosed corner plot position. The property benefits from having a good sized lounge, dining room/porch and wrapped around gardens.



Entrance Hall

Accessed through a front facing sealed unit door. There is coving to the ceiling.

Lounge

12' x 15' 9" (3.66m x 4.80m)

With a front facing double glazed window, coving to the ceiling, two wall light points and a central heating radiator. The focal point of the room is the feature fireplace which houses the gas living flame fire.

Dining Room / Porch

5' 5" x 27' (1.65m x 8.23m)

With a front facing sealed unit door, a side facing sealed unit door which gives access to the side garden and two side facing double glazed windows. This is a versatile room which is currently being used as a dining room.

Kitchen

10' 9" x 10' 2" (3.28m x 3.10m)

Fitted with wall and base units with coordinating work surfaces housing the sink and drainer. There is a gas hob with grill above, an oven and space for a fridgefreezer. There is a front facing double glazed window

Bedroom One

10' 2" x 12' (3.10m x 3.66m)

With a rear facing double glazed window, fitted wardrobes to provide hanging and storage space and a central heating radiator.

Bedroom Two

8' 9" x 11' 9" (2.67m x 3.58m)

With a rear facing double glazed window, fitted wardrobes to provide hanging and storage space and a central heating radiator.

Bedroom Three

7' 9" x 8' 7" (2.36m x 2.62m)

With a rear facing double glazed window and a central heating radiator.

Shower Room

Fitted with a W.C, a wash hand basin and a shower cubicle with shower. There is partial tiling to the walls and a side facing obscure double glazed window.

Outside

The property occupies a larger than average plot with gardens to the front, side and rear. There is a driveway to provide off road parking and in turn leads to the garage. There is potential to extend subject to the relevant planning permission.

Garage

With double doors.

Additional Information

'The sale of this property is subject to 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/DCR121357



welcome to

Pine Hall Road, Barnby Dun Doncaster

- GUIDE PRICE £240,000-£250,000.
- LARGER THAN AVERAGE CORNER PLOT
- THREE BEDROOM SEMI DETACHED BUNGALOW
- GOOD SIZED LOUNGE AND DINING ROOM/CONSERVATORY
- POTENTIAL TO EXTEND SUBJECT TO RELEVANT PLANNING PERMISSION

Tenure: Freehold EPC Rating: B

guide price

£240,000-£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR121357



Property Ref:
DCR121357 - 0005

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 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk