



Crossfield Drive, Skellow Doncaster

welcome to

Crossfield Drive, Skellow Doncaster

GUIDE PRICE £190,000-£200,000. This three bedroom detached family home benefits from no onward chain, a well-presented kitchen and bathroom. The property has off road parking and an integral garage with close links to motorway and transport links.



Entrance Hall

With a side facing UPVC exterior door, useful built-in storage and access through to the lounge and kitchen.

Kitchen

9' 6" max x 8' 3" (2.90m max x 2.51m)

Fitted with a modern range of wall and base units with coordinating work surfaces housing the composite sink and drainer with mixer tap. The kitchen has an electric hob with cooker hood above, an electric oven and grill, a built-in dishwasher and plumbing for a washing machine. There is splashback tiling, coving to the ceiling, a central heating radiator and a front facing obscure double glazed window.

Lounge Diner

16' 5" max x 16' 1" max (5.00m max x 4.90m max)

With a rear facing double glazed bay window and rear facing French doors leading out to the rear garden. There is a brick exposed pillar, a central heating radiator, an electric wall mounted fire and stairs which rise to the first floor.

First Floor Landing

With a side facing double glazed window, a loft hatch and two useful storage cupboards.

Bedroom One

11' 9" x 9' 9" (3.58m x 2.97m)

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

Bedroom Two

10' 7" x 7' 10" (3.23m x 2.39m)

With a front facing double glazed window, a central heating radiator and fitted wardrobes.

Bedroom Three

14' 9" x 6' 4" plus recess (4.50m x 1.93m plus recess)

With rear and side facing double glazed windows and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap and a panelled bath with shower over and screen. There is tile effect splashback, a heated towel rail and a front facing obscure double glazed window.

Outside

To the front of the property there is a lawned garden with a driveway providing off road parking which leads to the garage. To the rear of the property there is an enclosed lawned garden with patio and mature shrubs and plants to the borders.

Integral Garage

16' 7" x 8' 2" max (5.05m x 2.49m max)

With an up and over door and a wall mounted boiler.



view this property online williamhbrown.co.uk/Property/DCR122401



welcome to

Crossfield Drive, Skellow Doncaster

- GUIDE PRICE £190,000-£200,000
- THREE BEDROOM DETACHED HOME
- IDEAL FOR A GROWING FAMILY
- DRIVEWAY AND INTEGRAL GARAGE
- WELL-PRESENTED KITCHEN AND BATHROOM

Tenure: Freehold EPC Rating: C

guide price

£190,000-£200,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR122401



Property Ref:
DCR122401 - 0002

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