



**Tickhill Road, Balby Doncaster**

**welcome to**

**Tickhill Road, Balby Doncaster**

GUIDE PRICE £250,000-£275,000. This is a unique opportunity! This three bedroom detached family home has lapsed planning permission (22nd January 2024) for the erection of a four bedroom detached dwelling with an integral garage following the demolition of the existing eight garages. No chain!





### Entrance Hall

With a front facing external door and stairs rising to the first floor landing. There is a side facing single glazed window and a central heating radiator.

### Lounge

13' 10" into bay x 10' 11" ( 4.22m into bay x 3.33m )  
With a front facing bay double glazed window. There is a coal effect gas fire with decorative surround, coving to the ceiling, picture rail and a central heating radiator.

### Dining Room

14' 3" max x 10' 10" max ( 4.34m max x 3.30m max )  
With rear facing bay double glazed doors and a central heating radiator. The focal point of the room is the feature gas fire.

### Kitchen

15' 8" x 6' 9" ( 4.78m x 2.06m )  
Fitted with a range of contemporary wall and base units with coordinating work surfaces which incorporates the stainless steel sink and drainer. There is a four ring gas hob with extractor above, an electric oven and grill, plumbing for a washing machine and area for an under counter fridge and freezer. There is a breakfast bar, a central heating radiator, spotlights to the ceiling and tiling to the floor. With a front door giving access to the front driveway, a rear door giving access to the rear garden and front and rear facing double glazed windows.

### Ground Floor Shower Room

Fitted with a three piece suite comprising of a low flush WC, a wash hand basin and a shower cubicle with shower. There is a vertical style radiator and a rear and side facing obscure double glazed windows.

### First Floor Landing

There is loft access and a side facing double glazed window.

### Bedroom One

11' 10" x 10' 11" max ( 3.61m x 3.33m max )  
A double room with a front facing double glazed window, coving to the ceiling and a central heating radiator.

### Bedroom Two

14' 3" into bay x 10' 11" max ( 4.34m into bay x 3.33m max )  
With a rear facing double glazed window, coving to the ceiling and a central heating radiator.

### Bedroom Three

6' 8" x 5' 5" ( 2.03m x 1.65m )  
With a front facing double glazed window, laminate flooring, coving to the ceiling and a central heating radiator.

### Family Bathroom

Fitted with a three piece suite comprising of a low flush WC, a wash hand basin with mixer tap and a spa bath with mixer tap. There is a chrome heated towel rail, spotlights to the ceiling, partial tiling to the walls and a side facing obscure double glazed window.

### Outside

To the front of the property is a block paved driveway providing ample off road parking while the extensive drop curb is positioned to all eight existing garages. To the rear of the property is a mainly laid to lawn garden with two outbuilding stores which is ideal use for garden storage.

### Additional Information

The sale includes the three bedroom detached dwelling and the eight existing garages. There was planning permission granted under planning reference 20/03216/FUL for the erection of a detached dwelling with integral garage and demolition of existing garages.

Please note: This planning permission lapsed on 22nd January 2024. Illustrations and proposed plans for the lapsed permission are available to view on the Doncaster Planning Portal under reference 20/03216/FUL.

Proposed detached dwelling in summary is a four bedroom detached house which comprises of a ground floor WC, an open plan kitchen living diner, lounge and utility room. First floor - bedroom one with en suite, bedroom two, bedroom three, bedroom four and family bathroom. Driveway with integral garage and rear garden.

Further Information

Please see on Doncaster planning portal the proposed drawings for the lapsed previously granted planning permission.



***view this property online*** [williamhbrown.co.uk/Property/DCR125600](http://williamhbrown.co.uk/Property/DCR125600)



welcome to

## Tickhill Road, Balby Doncaster

- GUIDE PRICE £250,000-£275,000
- WELL-PRESENTED THREE BEDROOM DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- IDEAL DEVELOPMENT OPPORTUNITY

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

**£250,000-£275,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DCR125600](http://williamhbrown.co.uk/Property/DCR125600)



Property Ref:  
DCR125600 - 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](mailto:doncaster@williamhbrown.co.uk)



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



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