



## 9 Holly Croft Grove

Tickhill, Doncaster, DN11 9XB

£190,000

Offering a well presented two bedroom semi detached house, offering a good first time purchase or perhaps of interest to an investor. Located approx. half a mile from the excellent amenities within Tickhill, which include highly rated junior schools, a variety of individual shops and a range of bars and restaurants. Accommodation comprises of: entrance porch, lounge with feature fireplace incorporating gas fire, fitted kitchen with split level oven / hob. 1st floor; two bedrooms and tiled bathroom with shower. Outside; private rear gardens, off road parking and garage, and garden to the front. The property also benefits from having planning permission to convert the garage to form sleeping accommodation and home office with en-suite bathroom. - Planning Ref 23/01864/FUL on City of Doncaster Council

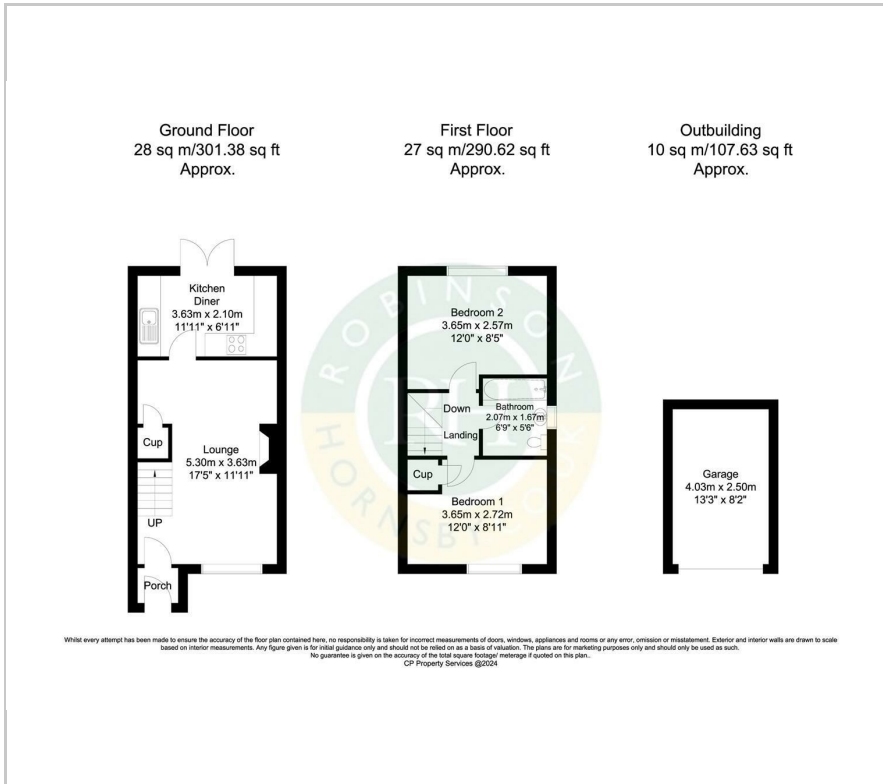
- Semi-detached
- Two bedrooms
- Family bathroom
- Planning granted for garage conversion
- Double Glazing
- Gas Central Heating
- Council Tax Band A
- Situated in a quiet cul-de-sac
- Sought After Village Location
- Viewing advised

### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



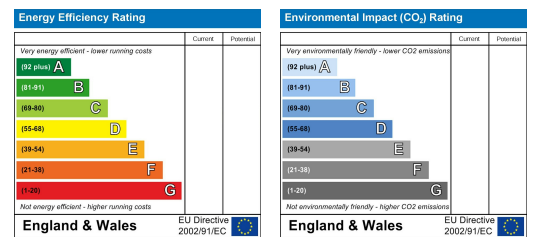
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.