



# The Old School House Sunderland Street

Tickhill, Doncaster, DN11 9QJ

**Guide Price £480,000**

Enjoying a secluded, private plot off Sunderland Street, a charming former School House with well proportioned accommodation, located a short stroll into central Tickhill.

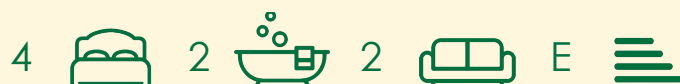
Briefly comprises; entrance porch, large dining hall with original stone flagged flooring, formal lounge, fitted breakfast kitchen, utility room, WC. First floor provides a generous master bedroom with en suite shower room, 3 further bedrooms, one currently being used as a dressing room, and house bathroom.

Outside; entrance gates lead to the driveway which in turn accesses the large parking area and detached garage. Private seating area and gardens with pergola being well screened with brick boundary walling.

- charming former School House close to central Tickhill
- well proportioned accommodation approaching 2,000 sq ft
- 2 generous reception rooms and breakfast kitchen
- utility room, WC
- delightful private walled gardens
- plenty of parking and detached garage
- 3 / 4 bedrooms, en suite to Master
- wide variety of shops, bars and restaurants within walking distance

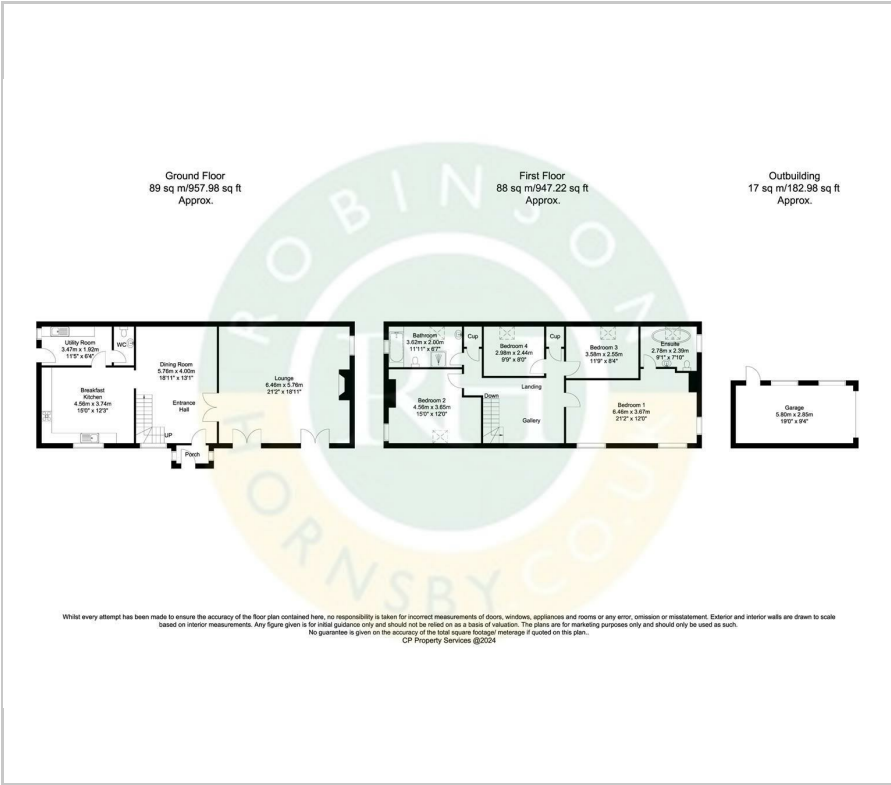
## Viewing

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





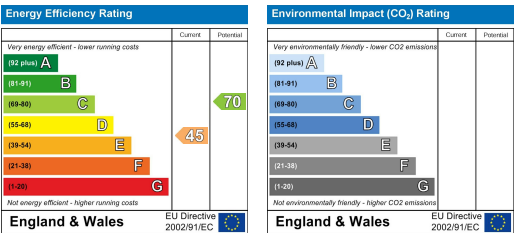
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.