



6a Whin Hill Road

Doncaster, DN4 7AE

Asking Price £585,000

DETACHED FAMILY HOME WITH OPTION TO RE DEVELOP IF PREFERRED (planning granted)

Standing on a generous plot of 0.24 acre, within this highly sought after location, a substantial detached family house, with the option to re develop the site, having full planning granted for a 2.5 storey detached house, amounting to 3,500 sq ft (ref - 24/01790/FUL)

Existing property briefly comprises of; entrance hall, WC. Well proportioned lounge with access to formal dining room, large rear conservatory. Study. Breakfast kitchen and utility room.

First floor; galleried landing accessing, 3 bedrooms and bathroom including master bedroom suite (with dressing room and shower room) Second floor provides 2 further good sized bedrooms.

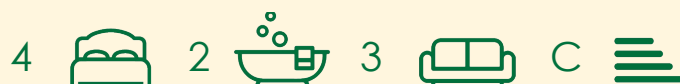
Outside; gardens extend to the substantial corner plot, with plenty of parking and double garage.

Well screened plot with a good degree of privacy.

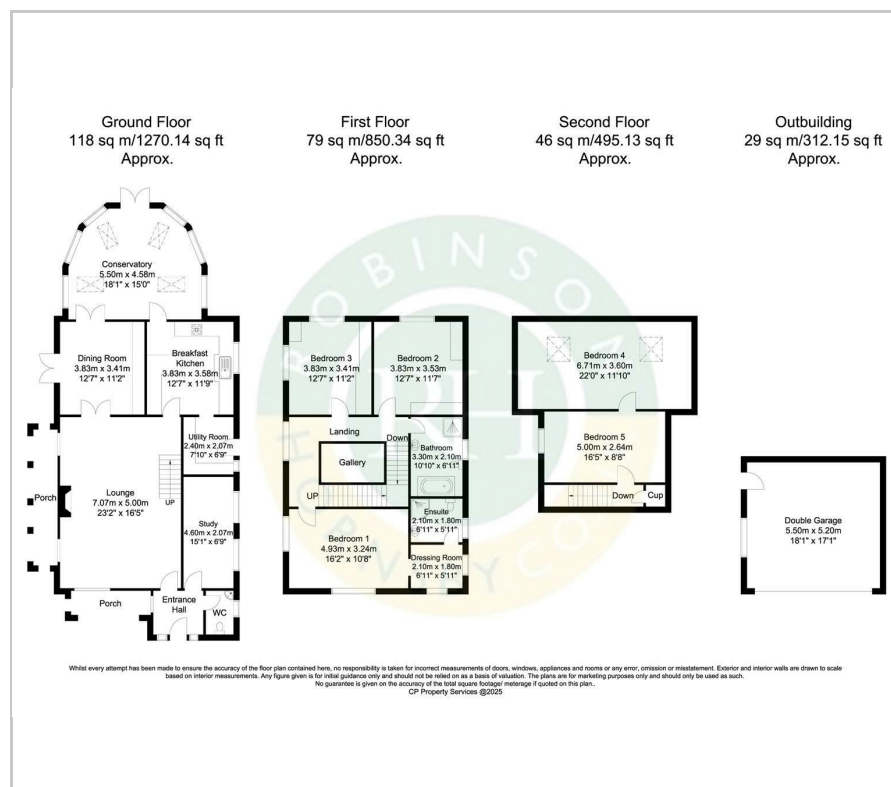
- substantial detached family home on 0.24 acre site
- highly sought after location close to a host of amenities
- option to re develop with planning granted for new dwelling (replacement property)
- corner plot (to St Wilfrids Road and Whin Hill Road)
- currently offers extensive family accommodation
- would benefit from some upgrading
- easy access to major motorway and rail routes
- 3 reception rooms and conservatory, 5 bedrooms
- a unique opportunity with flexibility to improve / re develop

Viewing

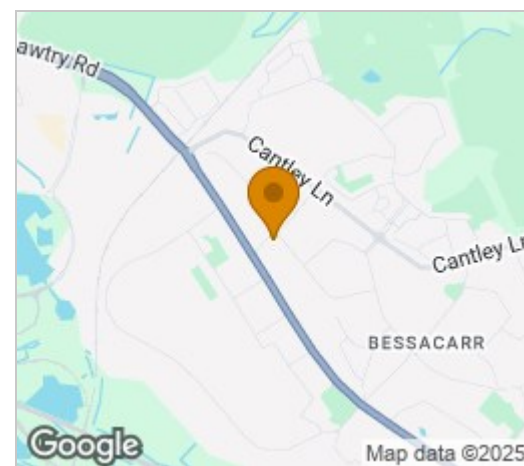
Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



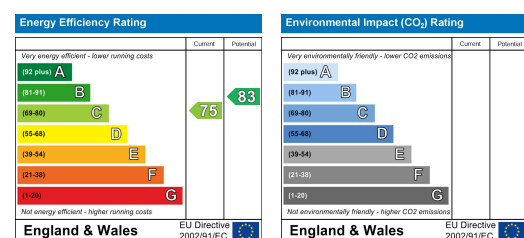
Floor Plan



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.

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