



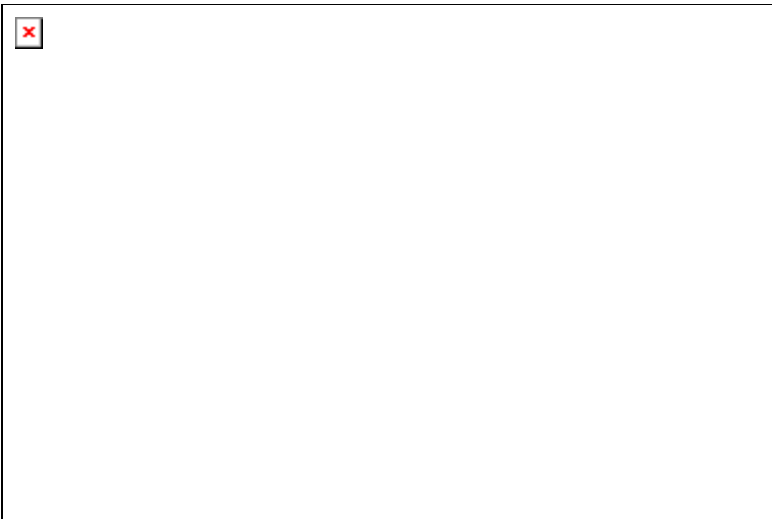
**31B CASTLEGATE, TICKHILL, DONCASTER, DN11  
9QP**

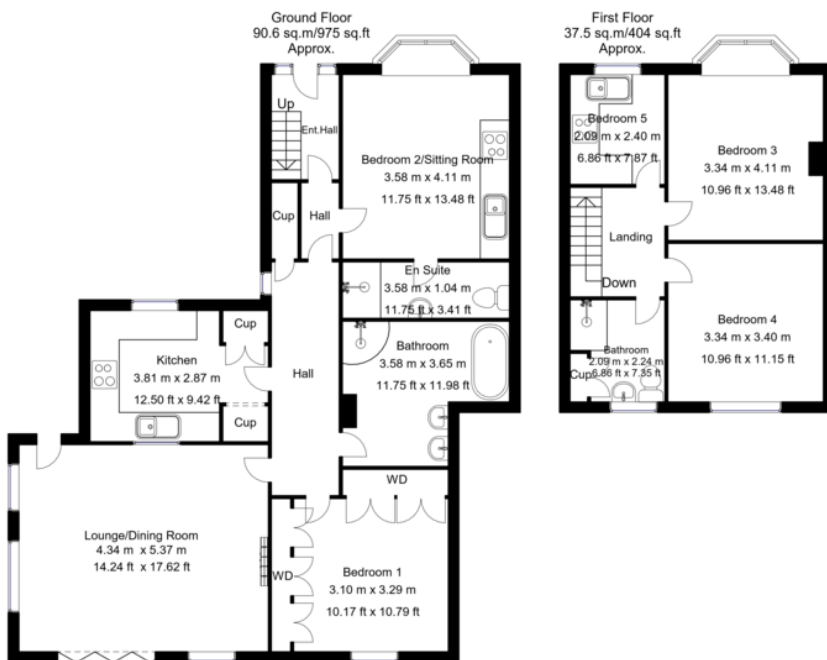
- **traditional semi detached house**
- **large rear extension**
- **centrally located**
- **plenty of parking**
- **flexible family living**
- **recent programme of updating**
- **gardens and outbuilding**
- **deceptively spacious**
- **easy access to local facilities**
- **good communication links**

**ASKING PRICE OF: £295,000**



Located in the centre of Tickhill, within walking distance of all the excellent amenities, this traditional semi detached house offers flexible family living, with a high standard of presentation throughout. Plenty of off road parking, and well enclosed rear garden. Significantly extended to the rear. Comprises; ground floor - large living / dining room, fitted kitchen with appliances, bedroom / reception room, luxury bathroom, bed / sitting room with en suite shower. 1st floor; 3 bedrooms, bathroom. Outside; patio, gardens, large outbuilding. This is a rare opportunity to acquire a substantial, centrally located property which has recently been improved and upgraded.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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