



**Brookvale House Windgate Hill, Conisbrough Doncaster DN12  
3EH**



**welcome to**

**Brookvale House Windgate Hill, Conisbrough Doncaster**

FOR I CAN'T HELP, FALLING IN LOVE WITH YOU! Nestled in the heart of this historic town, this detached home offers a perfect blend of period charm & modern comfort. With stunning views of Conisbrough Castle, this provides an idyllic setting for those seeking a unique & characterful residence!





**Ground Floor**



**First Floor**

## Guide

### Lounge/ Dining Room

34' 6" x 17' ( 10.52m x 5.18m )

### Family/Sitting Room

14' x 13' 4" ( 4.27m x 4.06m )

### Kitchen/ Breakfast Room

20' 1" max x 10' 6" max ( 6.12m max x 3.20m max )

### Rear Lobby

### Utility Room

### Downstairs W.C

### 1st Floor:

### First Floor Landing

### Bedroom One

14' x 15' 7" ( 4.27m x 4.75m )

### Bedroom Two

14' x 13' 6" ( 4.27m x 4.11m )

### Bedroom Three

13' 2" x 13' 5" ( 4.01m x 4.09m )

### Bathroom

### Exterior:

### Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Brookvale House Windgate Hill, Conisbrough Doncaster**

- Imposing 3 double bedroom, early Edwardian detached. Council Tax Band D
- Exceptionally spacious accommodation throughout and is situated on the sought after, residential bridleway
- Well presented accommodation throughout, bursting with character & charm
- Stunning historical view of Conisbrough Castle from the front of the property
- Stunning, mature gardens surround this fabulous family home

Tenure: Freehold EPC Rating: D



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB116241](http://williamhbrown.co.uk/Property/MXB116241)



Property Ref:  
MXB116241 - 0005

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