









welcome to

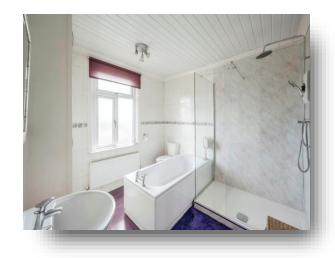
Station Road, Conisbrough Doncaster

JUST LIKE A TARDIS, BIGGER ON THE INSIDE! Situated in this sought after town, this deceptively spacious home offers a lot more accommodation than initially meets the eye. Set over 4 floors with versatile accommodation on every floor, a balcony with stunning views & hidden gem of a garden -CALL NOW!















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

Ground Floor:

Entrance Hallway

Lounge

13' 4" into bay x 14' 6" into bay (4.06m into bay x 4.42m into bay)

Dining Room

13' 7" into recess x 12' 8" (4.14m into recess x 3.86m)

Kitchen

8' 9" x 9' 6" (2.67m x 2.90m)

Lower Ground Floor:

Basement

13' 9" into recess x 12' 10" (4.19m into recess x 3.91m)

Utility Room

10' x 10' (3.05m x 3.05m)

1st Floor:

First Floor Landing

Bedroom One

12' 10" x 11' 2" into recess (3.91m x 3.40m into recess)

Bedroom Two

10' 4" into recess x 12' 6" (3.15m into recess x 3.81m)

Bathroom

2... d Fl

welcome to

Station Road, Conisbrough Doncaster

- Spacious end town house. Council Tax Band A
- Highly sought after location. Excellently placed for local amenities, schools, shops & transport links
- Well presented accommodation throughout
- Deceptively spacious larger than life accommodation set over 4 floors
- Basement with reception rooms & utility

Tenure: Freehold EPC Rating: D

guide price

£160,000 - £170,000







Castle Academy

Salton Paris

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB117534



Property Ref: MXB117534 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01709 583267



mexborough@williamhbrown.co.uk



4 Main Street, MEXBOROUGH, South Yorkshire, S64 9DW



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.