



**Rye Croft, Conisbrough Doncaster DN12 2BD**



**welcome to**

## **Rye Croft, Conisbrough Doncaster**

HARVEST YOUR DREAMS HERE! Offered to the market with no vendor chain involved is this 2 bedroom semi detached bungalow. Boasting well presented accommodation, a driveway, garage & delightful gardens to the front & rear. Sitting pretty on this sought after cul-de-sac- CALL US NOW!

### **Entrance Hallway**

The entrance hallway comprises of a UPVC double glazed entrance door to the front, a central heating radiator and a useful storage cupboard.

### **Lounge**

12' 7" x 15' 3" ( 3.84m x 4.65m )

A lovely living and family area which comprises of a UPVC double glazed bay window to the front, a separate window to the side and a central heating radiator.

### **Kitchen**

11' 2" x 7' 3" ( 3.40m x 2.21m )

Fitted with a range of wall and base units with co-ordinating work surfaces housing the 1 & 1/2 bowl inset sink and drainer unit and the electric oven and a gas hob with a cooker hood above, There is also space for a fridge/freezer, plumbing for an integrated washing machine, a tall chromium heated towel rail, a UPVC double glazed window to the rear and a door leading outside.

### **Bedroom One**

10' 2" x 11' 5" ( 3.10m x 3.48m )

A front facing bedroom which has a central heating radiator and a UPVC double glazed bay window to the front. The room also benefits from sliding mirrored fitted wardrobes providing hanging & storage space.

### **Bedroom Two**

8' 4" x 11' 2" ( 2.54m x 3.40m )

Presented with a rear facing UPVC double glazed window and a central heating radiator.

### **Bathroom**

A fully tiled, modern & stylish suite which comprises

of a lovely double walk in shower cubicle and a W.C & a hand wash basin both set into vanity with useful storage space underneath. There is also a heated towel rail, a useful storage cupboard and a UPVC double glazed window to the rear.

### **Exterior**

To the front of the property is a beautifully presented low maintenance artificial lawn. There is also a block paved driveway to the side which leads to the garage at the rear. Both of which provide ample off street vehicle parking space. A separate gate gives access to the rear garden.

To the rear of the property is a delightful paved seating/patio area. The back garden is paved and pebbled for the ease of maintenance. The garden also has a greenhouse and a garden shed, a door provides access to the garage. A beautiful outside space - your own private sanctuary or a perfect place for guest & family entertainment!

### **Garage**

Having power & light and an up & over garage door to the front for vehicle access. Also having a separate pedestrian door to the side for further access.





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## Rye Croft, Conisbrough Doncaster

- 2 bedroom semi detached bungalow. GUIDE PRICE £160,000-£170,000
- Highly sought after cul-de-sac in popular town of Conisbrough
- Well presented throughout
- Driveway & garage
- Delightful front garden with artificial & low maintenance rear garden with greenhouse & shed

Tenure: Freehold EPC Rating: D

guide price

**£150,000 - £170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MXB116991 - 0004

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