



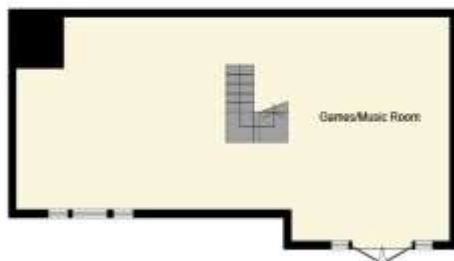
Brooklands Windgate Hill, Conisbrough Doncaster DN12 3EH

welcome to

Brooklands Windgate Hill, Conisbrough Doncaster

THE ANSWER IS BLOWING IN THE WIND (Gate Hill) - This exceptional 4 bed detached home in the heart of Conisbrough must be seen to be believed! Offering unrivaled space, elegance, & breathtaking views, it's a rare opportunity to enjoy countryside charm with modern luxury. CALL TO VIEW!





Basement



Ground Floor



First Floor



Garage

william h brown

Entrance Hallway

Lounge

15' x 20' (4.57m x 6.10m)

Dining Room

15' x 17' 7" (4.57m x 5.36m)

Family Room

12' 6" x 12' 4" (3.81m x 3.76m)

Kitchen

15' 5" x 23' 3" (4.70m x 7.09m)

Utility Room

Games Room - Lower Floor

40' 10" x 16' 9" (12.45m x 5.11m)

Landing

Bedroom One

15' x 13' (4.57m x 3.96m)

En-Suite

Bedroom Two

11' 10" x 12' 6" (3.61m x 3.81m)

Bedroom Three

13' 4" x 15' (4.06m x 4.57m)

Bedroom Four

11' 10" x 12' 6" (3.61m x 3.81m)

Bathroom

Outside

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

welcome to

Brooklands Windgate Hill, Conisbrough Doncaster

- Luxurious 4 bedroom detached family home. Council Tax E. EPC C
- Generous sized plot in this highly sought after location
- Beautifully presented & contemporary throughout
- Larger than life accommodation - 3 reception rooms plus lower floor living (set up as a versatile games room)
- 4 bedrooms, en-suite & family bathroom upstairs

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£650,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MXB118554](https://www.williamhbrown.co.uk/Property/MXB118554)



Property Ref:
MXB118554 - 0005

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.

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.



william h brown



01709 583267



mexborough@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)