



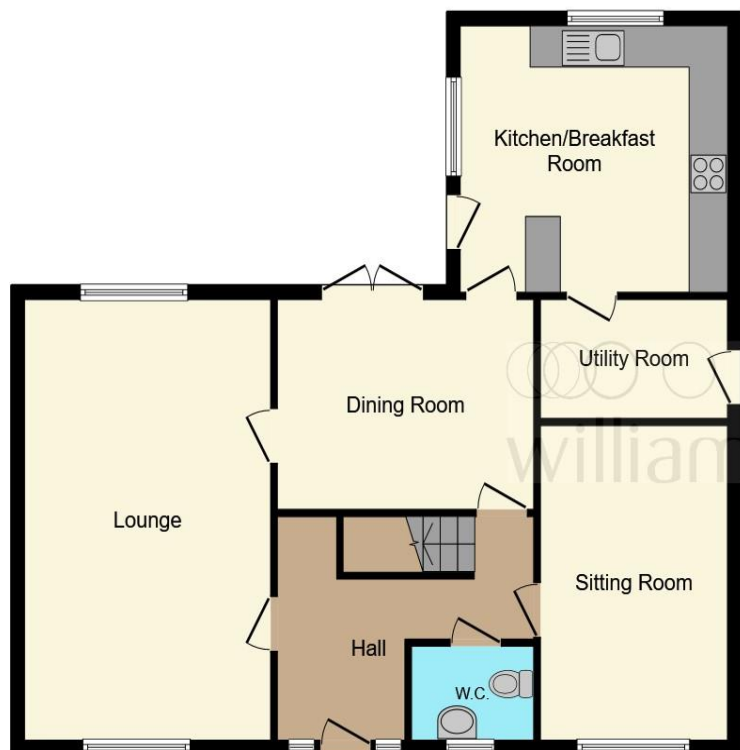
Sheffield Road, Conisbrough Doncaster DN12 2AS

welcome to

Sheffield Road, Conisbrough Doncaster

THE LIGHT FANTASTIC! Step into this breathtaking 5-bedroom detached home, where style & sophistication shine in every detail. Immaculately finished throughout, with generous proportions & a beautifully landscaped garden featuring a unique cavern. A true family haven which must be viewed! CALL NOW!





Ground Floor



First Floor

Ground Floor:

Entrance Hallway

Downstairs W.C

Lounge

20' 11" x 12' 8" (6.38m x 3.86m)

Dining Room

13' 1" x 10' (3.99m x 3.05m)

Second Lounge/Reception Room

14' 9" x 9' 7" (4.50m x 2.92m)

Kitchen

14' 4" x 12' 8" (4.37m x 3.86m)

Utility Room

1st Floor:

Landing

Bedroom One

14' x 12' 8" (4.27m x 3.86m)

En-Suite

Bedroom Two

15' 6" x 13' 9" (4.72m x 4.19m)

Bedroom Three

14' 1" x 10' 3" (4.29m x 3.12m)

Bedroom Four

10' x 8' 8" (3.05m x 2.67m)

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

Sheffield Road, Conisbrough Doncaster

- Imposing 5 bedroom detached family home. EPC C. Council Tax E
- Sought after location - excellently placed for local amenities, schools, shops, transport links
- Absolutely stunning throughout. Meticulously finished & gracefully designed in every room
- Larger than life accommodation- Lounge, dining room, further sitting room, kitchen, utility
- D/stairs W.C, en-suite & family bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£380,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB119017



Property Ref:
MXB119017 - 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.

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