

property details **approval form**

48 Silverwood View, Conisbrough, Doncaster, South Yorkshire, England, DN12 2NU

Date: 02 December 2025

Property Ref and Version: MXB119497 - 0001



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £130,000 - £135,000

Tenure: Freehold

>> **key features**

- > Top tier 2 bedroom mid terrace. Council Tax A. EPC tbc
- > Popular location - excellently placed for local amenities, schools, shops, transport links, motorway links & Conisbrough castle
- > Absolutely stunning throughout - the complete WOW factor
- > Contemporary kitchen & bathroom
- > Spacious with lounge, dining room & kitchen
- > Beautifully maintained rear garden with artificial lawn
- > Excellent purchase for first time buyers / young families / investors alike
- > EPC Rating: Awaited

>> **short description**

GOLD STANDARD AT SILVERWOOD VIEW! Immaculately presented & flawlessly finished, this home exudes elegance & attention to detail in every room, offering a stylish and welcoming environment ready to impress. Situated in a popular location with a delightful rear garden - this is a must view! CALL NOW!

>> **long description**

£130,000-£135,000

Silverwood View – Top Tier 2-Bedroom Mid-Terrace

Flawlessly finished and beautifully styled – ready to impress.

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Highlights:-

- *Prime location: Ideally situated for local amenities, schools, shops, transport links, motorway access, and the historic
- *Conisbrough Castle (an English Heritage Site)
- *Contemporary interiors: Stylish kitchen and modern style bathroom
- *Generous living space: Lounge, dining room, and kitchen offering a spacious, versatile layout.
- *Outdoor appeal: Beautifully maintained rear garden with low-maintenance artificial lawn.

Ideal purchase: Perfect for first-time buyers, young families, or investors seeking a quality home.

Why Silverwood View?

This property combines modern style with everyday practicality, offering a welcoming environment that's ready to move straight into. With its excellent location and immaculate presentation, it's a home that truly stands out. CALL US NOW TO VIEW!

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>> room description

Ground Floor:

Lounge

13' 7" into bay window x 14' 7" into recess (4.14m into bay window x 4.45m into recess)

A lovely living space which has a central heating radiator and a UPVC double glazed bay window to the front.

Dining Room

14' 7" into recess x 12' 5" (4.45m into recess x 3.78m)

A beautifully presented dining room, which has a useful storage cupboard, a central heating radiator and a UPVC double glazed window to the rear.

Kitchen

13' 9" x 7' (4.19m x 2.13m)

A beautifully designed & modern kitchen space, which has been fitted with a range of shaker style wall and base units with work surfaces housing the 1 & 1/2 bowl inset sink and drainer unit and the gas hob with a glass splash-back.

Having an electric oven built into larder, and an integrated fridge/freezer and plumbing for a washing machine. There is also a tall central heating radiator, two UPVC double glazed windows and a door leading to the rear garden.

1st Floor:

Landing

The landing has a central heating radiator.

Bedroom One

14' 8" into recess x 11' 8" (4.47m into recess x 3.56m)

A front facing bedroom which has a central heating radiator and a UPVC double glazed window to the front.

Bedroom Two

12' 7" x 10' 3" (3.84m x 3.12m)

Having a UPVC double glazed window to the rear, a central heating radiator and a useful storage cupboard.

Bathroom

An immaculately presented & beautifully designed suite which has been finished to the highest of standards!

Comprising of a lovely free-standing bath, a separate shower cubicle and a W.C & hand wash basin both set into vanity with storage space underneath. The bathroom also has a tall central heating radiator and a UPVC double glazed window to the side.

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>> **room description**

Exterior:

A stunning low maintenance garden is located at the rear of the property. The garden benefits from an artificial lawn for the ease of maintenance and an ample paved patio/seating area. There is also a gate providing access for bins. A perfect outside space for guest & family entertainment!

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>> **property images**



Your William H Brown office: 4 Main Street, MEXBOROUGH, South Yorkshire, S64 9DW
T 01709 583267 **E** mexborough@williamhbrown.co.uk

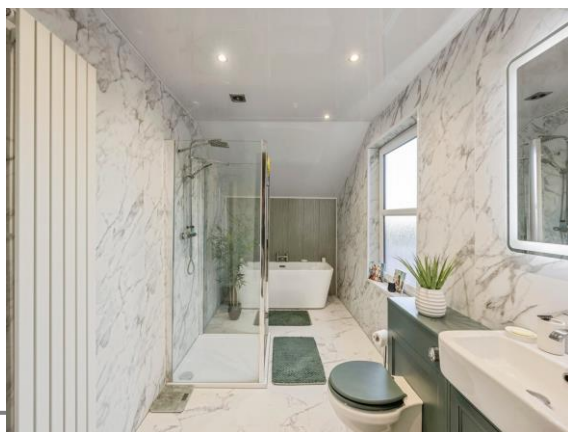
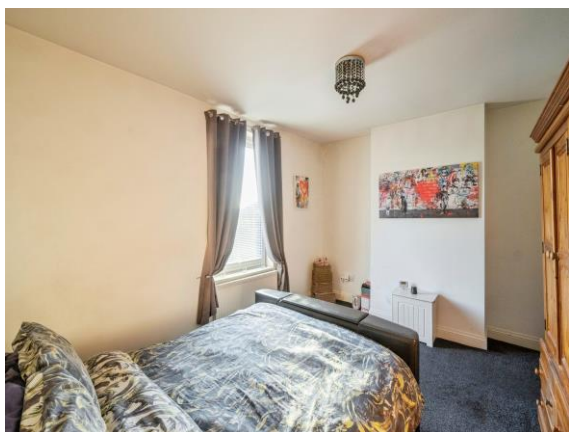
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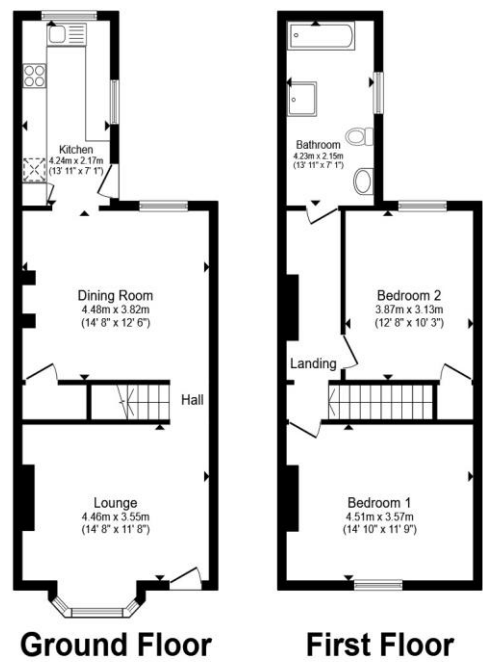
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>> floor plan



Total floor area 96.9 m² (1,043 sq.ft.) approx
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.propertybox.io



>> approval

	Signature	Date
Daniel Armstrong		
Ms M.A. Dennis		